

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/22 Sunhill Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,280,000

 &

\$1,380,000

Median sale price

Median price

\$1,125,000

 Property Type

Townhouse

 Suburb

Templestowe Lower

Period - From

24/08/2022

 to

23/08/2023

 Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,100,000	20/05/2023
2	3/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,100,000	18/05/2023
3	1/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,050,000	03/06/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/08/2023 15:38



 4  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median Townhouse Price
24/08/2022 - 23/08/2023: \$1,125,000

Comparable Properties

2/24 Sunhill Rd TEMPLESTOWE LOWER 3107 (VG) **Agent Comments**

 3  -  -

Price: \$1,100,000
Method: Sale
Date: 20/05/2023
Property Type: Strata Unit/Flat



3/24 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 18/05/2023
Property Type: Townhouse (Single)



1/24 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 4  2  1

Price: \$1,050,000
Method: Private Sale
Date: 03/06/2023
Property Type: Townhouse (Single)
Land Size: 242 sqm approx

Account - Barry Plant | P: 03 9842 8888