## 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

23 Sunrise Crescent, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$970,000		&		\$1,050,000			
Median sale pr	rice							
Median price	\$1,360,000	Pro	operty Type	Hou	ISE		Suburb	Templestowe Lower
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	5 Hazel Dr TEMPLESTOWE LOWER 3107	\$1,150,000	02/12/2023
2	3/1 Braeside Dr DONCASTER 3108	\$1,050,000	02/12/2023
3	3/27-29 Hazel Dr TEMPLESTOWE LOWER 3107	\$997,000	30/09/2023

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:

31/01/2024 10:45









Rooms: 6 Property Type: Townhouse Agent Comments Indicative Selling Price \$970,000 - \$1,050,000 Median House Price December quarter 2023: \$1,360,000

# **Comparable Properties**



5 Hazel Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,150,000 Method: Auction Sale Date: 02/12/2023 Property Type: Townhouse (Res) Land Size: 264 sqm approx



3/1 Braeside Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,050,000 Method: Auction Sale Date: 02/12/2023 Property Type: Townhouse (Res)



3/27-29 Hazel Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$997,000 Method: Auction Sale Date: 30/09/2023 Property Type: Townhouse (Res) Land Size: 227 sqm approx

#### Account - Jellis Craig | P: 98305966





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