Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 3/22 Sunhill Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price	\$1,130,000	Pro	perty Type T	ownhouse		Suburb	Templestowe Lower
Period - From	09/11/2022	to	08/11/2023		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

, , , ,	and the companion property		Date of care
1	2a Lonsdale St BULLEEN 3105	\$1,565,000	12/04/2023
2	16 Ruffey St TEMPLESTOWE LOWER 3107	\$1,470,000	16/05/2023
3	5 Alexander Cr TEMPLESTOWE LOWER 3107	\$1,392,000	09/06/2023

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: 09/11/2023 11:19



Date of sale



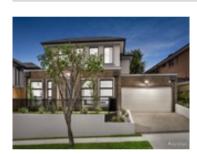




Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median Townhouse Price 09/11/2022 - 08/11/2023: \$1,130,000

Comparable Properties



2a Lonsdale St BULLEEN 3105 (VG)

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Price: \$1,565,000 Method: Sale Date: 12/04/2023

Property Type: House (Res) **Land Size:** 286 sqm approx

Agent Comments



16 Ruffey St TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$1,470,000 Method: Private Sale Date: 16/05/2023 Property Type: House Agent Comments

Agent Comments



5 Alexander Cr TEMPLESTOWE LOWER 3107

(REI/VG)

--4



6

Price: \$1,392,000

Method: Sold Before Auction

Date: 09/06/2023

Property Type: House (Res) **Land Size:** 262 sqm approx

Account - Barry Plant | P: 03 9842 8888





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