# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

30 Sunrise Crescent, Templestowe Lower Vic 3107

### Indicative selling price

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

narige between \$1,050,000	Range between	\$1,030,000	&	\$1,133,000
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### Median sale price

Median price	\$1,059,500	Pro	perty Type Uni	t		Suburb	Templestowe Lower
Period - From	01/04/2023	to	30/06/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/8 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,188,000	01/07/2023
2	24 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,131,500	03/06/2023
3	9a Killarney Rd TEMPLESTOWE LOWER 3107	\$1,010,000	01/07/2023

#### OR

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

This Statement of Information was prepared on:	25/07/2023 09:26





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**Indicative Selling Price** \$1,030,000 - \$1,133,000 **Median Unit Price** June quarter 2023: \$1,059,500

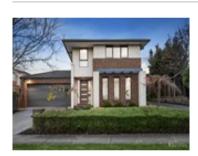




Property Type: Townhouse Land Size: 262 sqm approx

**Agent Comments** 

# Comparable Properties



1/8 Balmoral Av TEMPLESTOWE LOWER 3107 Agent Comments

(REI) **-**3

Price: \$1,188,000 Method: Auction Sale Date: 01/07/2023

Property Type: Townhouse (Res) Land Size: 211 sqm approx



24 Sunrise Cr TEMPLESTOWE LOWER 3107

(REI)

Price: \$1,131,500 Method: Auction Sale Date: 03/06/2023

Property Type: Townhouse (Res) Land Size: 228 sqm approx

**Agent Comments** 

**Agent Comments** 



9a Killarney Rd TEMPLESTOWE LOWER 3107

(REI)

**=** 3

Price: \$1,010,000 Method: Auction Sale Date: 01/07/2023

Property Type: Townhouse (Res) Land Size: 349 sqm approx

Account - Barry Plant | P: 03 9842 8888



