

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 30 Sunrise Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,030,000 & \$1,133,000

Median sale price

Median price \$1,059,500 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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	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 comparable properties 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



Property Type: Townhouse

Land Size: 262 sqm approx

Agent Comments

Comparable Properties



1/8 Balmoral Av TEMPLESTOWE LOWER 3107 Agent Comments
(REI)



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 Agent Comments
(REI)



Price: \$1,131,500

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)

Land Size: 228 sqm approx



9a Killarney Rd TEMPLESTOWE LOWER 3107 Agent Comments
(REI)



Price: \$1,010,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Land Size: 349 sqm approx