

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 63 Sunrise Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,440,000 Property Type House Suburb Templestowe Lower

Period - From 01/01/2024 to 31/03/2024 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	7/96-98 Foote St TEMPLESTOWE LOWER 3107	\$1,080,000	20/04/2024
2	61 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,195,000	09/05/2024
3			

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: 12/06/2024 13:25



Property Type: House

Agent Comments

Comparable Properties



7/96-98 Foote St TEMPLESTOWE LOWER 3107 **Agent Comments**
(REI)



Price: \$1,080,000

Method: Private Sale

Date: 20/04/2024

Property Type: Townhouse (Single)



61 Sunrise Cr TEMPLESTOWE LOWER 3107 **Agent Comments**
(REI)



Price: \$1,195,000

Method: Private Sale

Date: 09/05/2024

Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 8841 4888