## 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

19 Sunset Avenue, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,180,000		&		\$1,298,000				
Median sale price									
Median price	\$1,765,000	Pro	Property Type Hou		use		Suburb	Templestowe	
Period - From	01/01/2022	to	31/03/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	8 Kris Ct DONCASTER EAST 3109	\$1,260,000	09/04/2022
2	7 Laviah Ct TEMPLESTOWE 3106	\$1,230,000	22/06/2022
3			

OR

**B**<sup>\*</sup> 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:

14/07/2022 15:04



### 19 Sunset Avenue, Templestowe Vic 3106

# RT Edgar





Property Type: Divorce/Estate/Family Transfers Land Size: 783 sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,298,000 Median House Price March quarter 2022: \$1,765,000

## **Comparable Properties**

8 Kris Ct DONCASTER EAST 3109 (REI) 3 2 2 2 Price: \$1,260,000 Method: Auction Sale Date: 09/04/2022 Rooms: 5 Property Type: House (Res) Land Size: 857 sqm approx	Agent Comments
7 Laviah Ct TEMPLESTOWE 3106 (REI) 3 2 2 2 Price: \$1,230,000 Method: Private Sale Date: 22/06/2022 Property Type: House (Res) Land Size: 868 sqm approx	Agent Comments

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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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