

# 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

9 Sunrise Crescent, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$866,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/10/2020 to 31/12/2020 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	18 Sunrise Cr TEMPLESTOWE LOWER 3107	\$880,000	25/11/2020
2	2/19 Outhwaite Av DONCASTER 3108	\$870,000	23/12/2020
3	1/20 Ashford St TEMPLESTOWE LOWER 3107	\$866,000	22/12/2020

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:

15/02/2021 14:26



**Property Type:** Townhouse

**Land Size:** 324 sqm approx

Agent Comments

## Comparable Properties



**18 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$880,000

**Method:** Sold Before Auction

**Date:** 25/11/2020

**Property Type:** House (Res)



**2/19 Outhwaite Av DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$870,000

**Method:** Private Sale

**Date:** 23/12/2020

**Property Type:** Townhouse (Res)

**Land Size:** 168 sqm approx



**1/20 Ashford St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$866,000

**Method:** Private Sale

**Date:** 22/12/2020

**Property Type:** Townhouse (Res)

**Land Size:** 275 sqm approx