## 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

1/22 Sunhill Road, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,480,000		&		\$1,550,000				
Median sale price									
Median price	\$1,155,250	Pro	operty Type	Том	nhouse		Suburb	Templestowe Lower	
Period - From	19/07/2023	to	18/07/2024		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 six months 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	20 Alfred St TEMPLESTOWE LOWER 3107	\$1,465,000	19/03/2024
2	1/369 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,460,000	17/02/2024
3	26a Alfred St TEMPLESTOWE LOWER 3107	\$1,359,000	17/06/2024

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:

19/07/2024 12:03









Property Type: Townhouse Agent Comments Indicative Selling Price \$1,480,000 - \$1,550,000 Median Townhouse Price 19/07/2023 - 18/07/2024: \$1,155,250

# **Comparable Properties**







26a Alfred St TEMPLESTOWE LOWER 3107 (REI)

20 Alfred St TEMPLESTOWE LOWER 3107

Property Type: Townhouse (Single) Land Size: 253 sqm approx

2 2

1/369 Thompsons Rd TEMPLESTOWE LOWER Agent Comments

(REI/VG)

**Price:** \$1,465,000 **Method:** Private Sale **Date:** 19/03/2024

3107 (REI/VG)

**Price:** \$1,460,000 **Method:** Auction Sale **Date:** 17/02/2024

Agent Comments

Agent Comments



Property Type: Townhouse (Res) Land Size: 293 sqm approx

Price: \$1,359,000 Method: Private Sale Date: 17/06/2024 Property Type: Townhouse (Res) Land Size: 192 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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