

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 between \$1,480,000 & \$1,550,000

Median sale price

Median price \$1,155,250 Property Type Townhouse Suburb Templestowe Lower

Period - From 19/07/2023 to 18/07/2024 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	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



 4  3  2

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



20 Alfred St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,465,000
Method: Private Sale
Date: 19/03/2024
Property Type: Townhouse (Single)
Land Size: 253 sqm approx



1/369 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,460,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Townhouse (Res)
Land Size: 293 sqm approx



26a Alfred St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

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