## 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	2/22 Sunhill Road, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,280,000	&	\$1,380,000
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#### Median sale price

Median price \$1,125,000	Pro	pperty Type Tov	wnhouse	Suburb	Templestowe Lower
Period - From 24/08/2022	to	23/08/2023	Source	eREIV	

#### 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

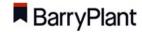
Add	dress of comparable property	Price	Date of sale
1	2/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,100,000	20/05/2023
2	3/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,100,000	18/05/2023
3	1/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,050,000	03/06/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/08/2023 15:38









**Property Type:** Townhouse Agent Comments

Indicative Selling Price \$1,280,000 - \$1,380,000 Median Townhouse Price 24/08/2022 - 23/08/2023: \$1,125,000

# Comparable Properties

2/24 Sunhill Rd TEMPLESTOWE LOWER 3107

(VG)

**=** 3

**-**



**Price:** \$1,100,000 **Method:** Sale **Date:** 20/05/2023

Property Type: Strata Unit/Flat

**Agent Comments** 



3/24 Sunhill Rd TEMPLESTOWE LOWER 3107

(REI)

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Agent Comments

**Price:** \$1,100,000 **Method:** Private Sale **Date:** 18/05/2023

Property Type: Townhouse (Single)

Agent Comments



1/24 Sunhill Rd TEMPLESTOWE LOWER 3107

(REI/VG)

**-**4



\$1,050,000

**Price:** \$1,050,000 **Method:** Private Sale **Date:** 03/06/2023

**Property Type:** Townhouse (Single) **Land Size:** 242 sqm approx

Account - Barry Plant | P: 03 9842 8888



