

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/26 Sunhill Road,  
TEMPLESTOWE LOWER 3107

### Indicative selling price

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

**Range \$748,000 - \$820,000**

### Median sale price

Median **House** for **TEMPLESTOWE LOWER** for period **Oct 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$1,021,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2 Crawford Road,**  
Doncaster 3108

**Price \$770,000** Sold 15 April  
2019

**1 Harold Street,**  
Bulleen 3105

**Price \$840,100** Sold 05  
March 2019

**5/216 Templestowe Road,**  
Templestowe 3106

**Price** Sold 12 February 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

3 baths

1 parking

#### Ray White Balwyn

367 Whitehorse Road,  
Balwyn VIC 3103

#### Contact agents

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**RayWhite**