

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

15a Sunhill Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2023

to

30/06/2023

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	29 Jacana Av TEMPLESTOWE LOWER 3107	\$1,700,000	06/07/2023
2	15 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,580,000	05/08/2023
3	10 Yarra Ct TEMPLESTOWE LOWER 3107	\$1,555,000	20/05/2023

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:

10/08/2023 10:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
June quarter 2023: \$1,450,000

Comparable Properties



29 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 06/07/2023
Property Type: House (Res)
Land Size: 364 sqm approx



15 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,580,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 364 sqm approx



10 Yarra Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,555,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 354 sqm approx