Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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	Pro	perty Type H	ouse		Suburb	Templestowe Lower
Period - From	01/04/2023	to	30/06/2023	Sc	ource	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

,	and the companion property		Date of care
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

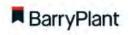
OR

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



Date of sale











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)

- 5

3

2

Price: \$1,700,000 **Method:** Private Sale **Date:** 06/07/2023

Property Type: House (Res) Land Size: 364 sqm approx Agent Comments



15 Sunhill Rd TEMPLESTOWE LOWER 3107

(REI)

-4





Price: \$1,580,000 **Method:** Auction Sale **Date:** 05/08/2023

Property Type: House (Res) **Land Size:** 364 sqm approx

Agent Comments



10 Yarra Ct TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,555,000

Date: 20/05/2023 **Property Type:** House (Res) **Land Size:** 354 sqm approx

Method: Auction Sale

Agent Comments

Account - Barry Plant | P: (03) 9431 1243



