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

3/22 Sunhill Road, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$975,000	Pro	operty Type	Unit			Suburb	Templestowe Lower
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/142 Ayr St DONCASTER 3108	\$1,438,000	06/12/2024
2	2/138 Ayr St DONCASTER 3108	\$1,275,000	22/11/2024
3	20 Cavendish Dr TEMPLESTOWE LOWER 3107	\$1,380,000	20/11/2024

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:

14/02/2025 14:45









Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median Unit Price December quarter 2024: \$975,000

Comparable Properties



1/142 Ayr St DONCASTER 3108 (REI)

Price: \$1,438,000 Method: Private Sale Date: 06/12/2024 Property Type: Townhouse (Res)

2/138 Ayr St DONCASTER 3108 (REI/VG)

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Price: \$1,275,000 Method: Private Sale Date: 22/11/2024 Property Type: Townhouse (Single) Land Size: 232 sqm approx



20 Cavendish Dr TEMPLESTOWE LOWER 3107 (REI) Agent

|---| 4 **|---|** 4 **|---|** 2

Agent Comments

Agent Comments

Agent Comments

Price: \$1,380,000 Method: Private Sale Date: 20/11/2024 Property Type: Townhouse (Single) Land Size: 356 sqm approx

Account - Barry Plant | P: 03 9842 8888



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