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	24 Sunrise Crescent, 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	\$985,000	&	\$1,050,000
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Median sale price

Median price	\$1,180,000	Pro	perty Type Uni	t		Suburb	Templestowe Lower
Period - From	01/01/2023	to	31/03/2023	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.

Address of comparable property

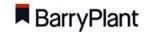
Add	dress of comparable property	Price	Date of sale
1	1/57 Rose Av TEMPLESTOWE LOWER 3107	\$1,069,000	03/04/2023
2	3/12 Ashford St TEMPLESTOWE LOWER 3107	\$1,010,000	30/03/2023
3	14 Sunrise Cr TEMPLESTOWE LOWER 3107	\$985,000	21/11/2022

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:	08/05/2023 12:36





Mark Di Giulio mdigiulio@barryplant.com.au

Indicative Selling Price \$985,000 - \$1,050,000 **Median Unit Price** March quarter 2023: \$1,180,000

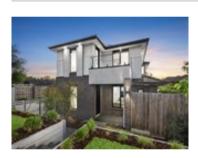
9842 8888 0407 863 179



Property Type: Townhouse Land Size: 228 sqm approx

Agent Comments

Comparable Properties



1/57 Rose Av TEMPLESTOWE LOWER 3107

(REI) **-**3

Price: \$1,069,000 Method: Private Sale Date: 03/04/2023

Property Type: Townhouse (Single) Land Size: 255 sqm approx

Agent Comments



3/12 Ashford St TEMPLESTOWE LOWER 3107 Agent Comments

(REI)

Price: \$1.010.000

Method: Sold Before Auction

Date: 30/03/2023

Property Type: Townhouse (Res) Land Size: 251 sqm approx

Agent Comments

14 Sunrise Cr TEMPLESTOWE LOWER 3107

(VG)

-3

Price: \$985,000 Method: Sale Date: 21/11/2022

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888



