

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

24 Sunrise Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$985,000

&

\$1,050,000

Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/01/2023

to

31/03/2023

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	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 comparable properties 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



Property Type: Townhouse

Land Size: 228 sqm approx

Agent Comments

Comparable Properties



1/57 Rose Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,069,000

Method: Private Sale

Date: 03/04/2023

Property Type: Townhouse (Single)

Land Size: 255 sqm approx



3/12 Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,010,000

Method: Sold Before Auction

Date: 30/03/2023

Property Type: Townhouse (Res)

Land Size: 251 sqm approx

14 Sunrise Cr TEMPLESTOWE LOWER 3107 (VG)

Agent Comments



Price: \$985,000

Method: Sale

Date: 21/11/2022

Property Type: Flat/Unit/Apartment (Res)