

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 consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,130,000

Property Type Townhouse

Suburb Templestowe Lower

Period - From 27/11/2022

to

26/11/2023

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	16 Ruffey St TEMPLESTOWE LOWER 3107	\$1,470,000	16/05/2023
2	5 Alexander Cr TEMPLESTOWE LOWER 3107	\$1,392,000	09/06/2023
3	1/351 High St TEMPLESTOWE LOWER 3107	\$1,358,000	19/11/2023

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:

27/11/2023 14:13



 4  3  2

Property Type: TOWNHOUSE

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

27/11/2022 - 26/11/2023: \$1,130,000

Comparable Properties



16 Ruffey St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,470,000

Method: Private Sale

Date: 16/05/2023

Property Type: House



5 Alexander Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,392,000

Method: Sold Before Auction

Date: 09/06/2023

Property Type: House (Res)

Land Size: 262 sqm approx



1/351 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,358,000

Method: Private Sale

Date: 19/11/2023

Property Type: Townhouse (Single)

Land Size: 294 sqm approx