

# 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](http://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**

The estate agent or agent's representative reasonably believes that fewer than three comparable

**B\*** 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

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