Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	28 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	\$850,000	&	\$935,000
Range between	\$850,000	&	\$935,000

Median sale price

Median price	\$946,000	Pro	perty Type U	nit]	Suburb	Templestowe Lower
Period - From	01/01/2021	to	31/03/2021	So	ource	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

	areas or comparable property	1 1100	Date of Sale
1	18 Sunrise Cr TEMPLESTOWE LOWER 3107	\$880,000	25/11/2020
2	1/20 Ashford St TEMPLESTOWE LOWER 3107	\$866,000	22/12/2020
3	1/24 Parker St TEMPLESTOWE LOWER 3107	\$850,000	10/02/2021

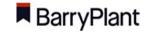
OR

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:	30/04/2021 14:32



Date of sale



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Indicative Selling Price \$850,000 - \$935,000 **Median Unit Price** March quarter 2021: \$946,000



Property Type: Townhouse Land Size: 224 sqm approx **Agent Comments**

Comparable Properties



18 Sunrise Cr TEMPLESTOWE LOWER 3107

(REI) **-**3

Price: \$880,000

Method: Sold Before Auction

Date: 25/11/2020

Property Type: House (Res)

Agent Comments



1/20 Ashford St TEMPLESTOWE LOWER 3107

(REI)

Price: \$866,000 Method: Private Sale Date: 22/12/2020

Property Type: Townhouse (Res) Land Size: 275 sqm approx

Agent Comments



1/24 Parker St TEMPLESTOWE LOWER 3107

(REI)

-3

Price: \$850,000 Method: Private Sale Date: 10/02/2021

Property Type: Townhouse (Res) Land Size: 190 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



