

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 2/18 Sunhill Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$768,000 House Unit X Suburb Templestowe Lower

Period - From 01/07/2016 to 30/06/2017 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	4/62-64 Manningham Rd BULLEEN 3105	\$910,000	04/05/2017
2	2/5 Rosemary St TEMPLESTOWE LOWER 3107	\$950,000	05/04/2017
3	1/58 Ayr St DONCASTER 3108	\$1,020,000	04/05/2017

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.



Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



4/62-64 Manningham Rd BULLEEN 3105 (REI) Agent Comments



Price: \$910,000

Method: Sold Before Auction

Date: 04/05/2017

Rooms: 8

Property Type: Townhouse (Res)

Land Size: 190 sqm approx



2/5 Rosemary St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$950,000

Method: Private Sale

Date: 05/04/2017

Rooms: 10

Property Type: Townhouse (Single)



1/58 Ayr St DONCASTER 3108 (REI) Agent Comments



Price: \$1,020,000

Method: Sold Before Auction

Date: 04/05/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 318 sqm approx