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	51 Sunrise Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,055,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2024 to 30/06/2024 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	8/50-54 Foote St TEMPLESTOWE LOWER 3107	$1,091,000	24/08/2024
2	63 Sunrise Cr TEMPLESTOWE LOWER 3107	$1,248,000	06/07/2024
3	61 Sunrise Cr TEMPLESTOWE LOWER 3107	$1,195,000	09/05/2024

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: 16/09/2024 12:54

51 Sunrise Crescent, Templestowe Lower Vic 3107

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4 2 2

Property Type: Townhouse
Land Size: 291 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000
Median Unit Price
June quarter 2024: $1,055,000

Comparable Properties



8/50-54 Foote St TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,091,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)

Agent Comments



63 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,248,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)

Agent Comments



61 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,195,000
Method: Private Sale
Date: 09/05/2024
Property Type: Townhouse (Single)

Agent Comments

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