

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

2 & 3/6 Sunhill Rd Templestowe Lower

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price
Unit 2: 3 bedrooms, 2 bathrooms, 2 car	\$980,000
Unit 3: 3 Bedrooms, 2 bathrooms, 1 car	\$990,000

Suburb unit median sale price

Median price	\$789,500	Suburb	Templestowe Lower
Period - From	11/06/2019	To	11/12/2019
Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 2	1 2/42 Astley Street Templestowe Lower	\$1,000,000	22/08/2019
	2 3/42 Astley Street Templestowe Lower	\$1,060,000	22/08/2019
	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.		

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Unit 3	1 2/42 Astley Street Templestowe Lower	\$1,000,000	22/08/2019
	2 3/42 Astley Street Templestowe Lower	\$1,060,000	22/08/2019
	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:

11/12/19