

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

1/107 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$970,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/01/2021 to 31/12/2021 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	4/2 Wellington St TEMPLESTOWE LOWER 3107	\$1,002,000	11/12/2021
2	2/12 Mclachlan St TEMPLESTOWE 3106	\$930,500	16/12/2021
3	8/246 High St TEMPLESTOWE LOWER 3107	\$911,000	20/02/2022

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:

21/03/2022 08:40



Property Type: Unit
Land Size: 359m2 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending December 2021: \$970,000

Comparable Properties



4/2 Wellington St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,002,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Unit
Land Size: 311 sqm approx



2/12 Mclachlan St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$930,500
Method: Auction Sale
Date: 16/12/2021
Property Type: Unit
Land Size: 325 sqm approx



8/246 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$911,000
Method: Auction Sale
Date: 20/02/2022
Property Type: Unit
Land Size: 346 sqm approx