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 betweer	\$800,000		&		\$880,000					
Median sale p	rice									
Median price	\$970,000	Pro	operty Type	Unit			Suburb	Templestowe Lower		
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ade	dress 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 Jarrod Tyler 03 8841 2000 0498 290 585 jarrod.tyler@raywhite.com

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)



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



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 Agent Comments (REI)



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

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



propertydata

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