

# 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

7/189 Foote Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$862,500

### Median sale price

Median price

\$960,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

26/06/2022

to

25/06/2023

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	2/189 Foote St TEMPLESTOWE 3106	\$848,000	25/05/2023
2	8/249 Williamsons Rd TEMPLESTOWE 3106	\$805,000	07/06/2023
3			

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:

26/06/2023 16:52



3 2 2

**Property Type:** Terrace

**Land Size:** approx

**Agent Comments**

Approx. 1.5 year old Currently rental return \$2824/month till Sept24

**Indicative Selling Price**

\$862,500

**Median Townhouse Price**

26/06/2022 - 25/06/2023: \$960,000

## Comparable Properties



2/189 Foote St TEMPLESTOWE 3106 (REI/VG) Agent Comments

3 2 1

**Price:** \$848,000

**Method:** Private Sale

**Date:** 25/05/2023

**Property Type:** Townhouse (Single)



8/249 Williamsons Rd TEMPLESTOWE 3106 (REI) Agent Comments

3 2 2

**Price:** \$805,000

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** Townhouse (Res)

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.

**Account** - The One Real Estate (AU) | P: 03 7007 5707