

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

222 Foote Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,149,000

Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Templestowe

Period - From

01/10/2020

to

31/12/2020

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	29 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,200,000	05/11/2020
2	13 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,200,000	07/12/2020
3	21 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,171,500	19/12/2020

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:

25/03/2021 11:02



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Property Type: House
Land Size: 745 sqm approx
Agent Comments

Indicative Selling Price
\$1,149,000
Median House Price
December quarter 2020: \$1,405,000

Comparable Properties



29 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 05/11/2020
Property Type: House (Res)
Land Size: 664 sqm approx



13 Alburnum Cr TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,200,000
Method: Sold Before Auction
Date: 07/12/2020
Property Type: House (Res)
Land Size: 650 sqm approx



21 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  2

Price: \$1,171,500
Method: Auction Sale
Date: 19/12/2020
Property Type: House (Res)
Land Size: 706 sqm approx