## 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 | Pro | operty Type Hou | use | Suburb    | Templestowe |
|--------------------------|-----|-----------------|-----|-----------|-------------|
| Period - From 01/10/2020 | to  | 31/12/2020      | Sou | ırce 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

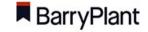
| Add | dress of comparable property          | Price       | Date of sale |
|-----|---------------------------------------|-------------|--------------|
| 1   | 29 Ironbark Dr TEMPLESTOWE LOWER 3107 | \$1,200,000 | 05/11/2020   |
| 2   | 13 Alburnum Cr TEMPLESTOWE LOWER 3107 | \$1,200,000 | 07/12/2020   |
| 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 comparableproperties 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 |
|--|------------------|









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** 

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 Agent Comments

(REI/VG)







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





Price: \$1,171,500 Method: Auction Sale Date: 19/12/2020

Property Type: House (Res) Land Size: 706 sqm approx

Account - Barry Plant | P: 03 9842 8888



