

# 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

2/97 Foote Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between \$865,000 & \$950,000

### Median sale price\*

Median price \$1,180,000 Property Type House Suburb Templestowe Lower

Period - From 09/09/2020 to 09/03/2021 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	2/6 Jacana Av TEMPLESTOWE LOWER 3107	\$940,000	07/10/2020
2	4/31-33 Serpells Rd TEMPLESTOWE 3106	\$900,000	01/03/2021
3	1/63 Anderson St TEMPLESTOWE 3106	\$875,000	06/03/2021

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:

09/03/2021 10:32



3 3 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$865,000 - \$950,000

**Median House Price \***

09/09/2020 - 09/03/2021: \$1,180,000

\* Agent calculated median

## Comparable Properties



**2/6 Jacana Av TEMPLESTOWE LOWER 3107 (VG)**

Agent Comments

3 - -

**Price:** \$940,000

**Method:** Sale

**Date:** 07/10/2020

**Property Type:** Flat/Unit/Apartment (Res)



**4/31-33 Serpells Rd TEMPLESTOWE 3106 (REI)**

Agent Comments

3 2 2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 01/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 185 sqm approx



**1/63 Anderson St TEMPLESTOWE 3106 (REI)**

Agent Comments

3 2 2

**Price:** \$875,000

**Method:** Auction Sale

**Date:** 06/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 218 sqm approx