Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/103 Foote Street, Templestowe Lower Vic 3107
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Indicative selling price

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

Single price	\$918,000

Median sale price

Median price \$1,235,000	Property Type	Jnit	Suburb Templestowe Lower
Period - From 01/01/2022	to 31/03/2022	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

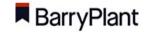
Address of comparable property		Price	Date of sale
1	1/283 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,044,500	26/03/2022
2	7 Omar St TEMPLESTOWE LOWER 3107	\$920,000	28/02/2022
3	2/104 Wood St TEMPLESTOWE 3106	\$830,000	22/02/2022

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:	24/05/2022 12:17







Indicative Selling Price \$918,000 Median Unit Price

March quarter 2022: \$1,235,000

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Agent Comments



Comparable Properties

1/283 Thompsons Rd TEMPLESTOWE LOWER Agent Comments 3107 (RFI)

3107 (REI)

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Price: \$1,044,500 Method: Auction Sale Date: 26/03/2022 Property Type: Unit Land Size: 413 sqm approx



7 Omar St TEMPLESTOWE LOWER 3107

(REI/VG)

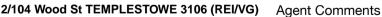
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Price: \$920,000 **Method:** Private Sale **Date:** 28/02/2022

Rooms: 5

Property Type: House (Res) **Land Size:** 323 sqm approx

Agent Comments



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Price: \$830,000 Method: Private Sale

Rooms: 5

Property Type: Unit

Date: 22/02/2022

Land Size: 200 sqm approx

Account - Barry Plant | P: 03 9842 8888



