

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

2/181 Foote Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$960,000 & \$1,056,000

Median sale price

Median price \$897,500

Unit X

Suburb Templestowe

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/26 Ashford St TEMPLESTOWE LOWER 3107	\$1,023,000	23/06/2017
1/87 Wood St TEMPLESTOWE 3106	\$1,002,000	20/05/2017
2/92 Foote St TEMPLESTOWE LOWER 3107	\$960,000	20/05/2017

Tony Tuccitto
9842 8888
0407 144 390
ttuccitto@barryplant.com.au

Indicative Selling Price

\$960,000 - \$1,056,000

Median Unit Price

March quarter 2017: \$897,500



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Land Size: 212.800003051758

sqm approx

Agent Comments

Comparable Properties



4/26 Ashford St TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3  2  2

Price: \$1,023,000

Method: Private Sale

Date: 23/06/2017

Rooms: 4

Property Type: Townhouse (Single)



1/87 Wood St TEMPLESTOWE 3106 (REI) Agent Comments

 3  2  2

Price: \$1,002,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 284 sqm approx



2/92 Foote St TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3  2  3

Price: \$960,000

Method: Private Sale

Date: 20/05/2017

Rooms: 5

Property Type: Townhouse (Res)