

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/181 Foote Street, Templestowe Vic 3106
Including suburb and	
postcode	

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



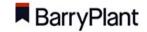
Account - Barry Plant | P: 03 9842 8888





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$960,000 - \$1,056,000 Median Unit Price March quarter 2017: \$897,500



1 3 **1** 2 **1** 2

Rooms:

Property Type: Townhouse (Res) Land Size: 212.800003051758

sqm approx

Agent Comments

Comparable Properties



4/26 Ashford St TEMPLESTOWE LOWER 3107

(REI)

-3

- 2

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)

3

_ 2

6 2

Price: \$1,002,000 **Method:** Auction Sale **Date:** 20/05/2017

Rooms: 6

Property Type: Townhouse (Res) **Land Size:** 284 sqm approx

Agent Comments

Agent Comments

Agent Comments

2/92 Foote St TEMPLESTOWE LOWER 3107



-3



2



Price: \$960,000 **Method:** Private Sale **Date:** 20/05/2017

Rooms: 5

Property Type: Townhouse (Res)

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