

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

2/224-226 Foote Street, Templestowe VIC 3106
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$888,000

Median sale price

Median price

\$830,000

Property type

Townhouse

Suburb

Templestowe

Period - From

July 2019

to

September 2019

Source

Realestate.com

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. 4/249 Williamsons Road, Templestowe	\$802,000	08/08/2019
2. 2/41 Glendale Avenue, Templestowe	\$880,000	27/07/2019
3. 2/63 Anderson Street, Templestowe	\$825,000	29/08/2019

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:

18/11/2019

Comparable properties



\$802,000

4/249 Williamsons Road, Templestowe, Victoria

DATE: 08/08/2019

PROPERTY TYPE: Townhouse

 3  2
 2  131sqm x



\$880,000

2/41 Glendale Avenue, Templestowe, Victoria

DATE: 27/07/2019

PROPERTY TYPE: Townhouse

 3  2
 2  150sqm



\$825,000

2/63 Anderson Street, Templestowe, Victoria

DATE: 29/08/2019

PROPERTY TYPE: Townhouse

 3  2
 2  187sqm x

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21 days on market



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