

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

8/50-54 FOOTE STREET TEMPLESTOWE LOWER VIC 3107

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Townhouse

Suburb

Templestowe Lower

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 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

1/6 MAHONEY STREET TEMPLESTOWE LOWER VIC 3107	\$918,000	05-May-24
1/36 MAYFAIR AVENUE TEMPLESTOWE LOWER VIC 3107	\$895,000	11-May-24
23/222 WILLIAMSONS ROAD DONCASTER VIC 3108	\$920,000	26-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 01 August 2024



1/6 MAHONEY STREET
TEMPLESTOWE LOWER VIC 3107

Sold Price

^{RS}

\$918,000 Sold Date 05-May-24

 3  2  2

Distance 0.2km



1/36 MAYFAIR AVENUE
TEMPLESTOWE LOWER VIC 3107

Sold Price

\$895,000 Sold Date 11-May-24

 4  2  -

Distance 0.96km



23/222 WILLIAMSONS ROAD
DONCASTER VIC 3108

Sold Price

^{RS}

\$920,000 Sold Date 26-Jun-24

 3  2  2

Distance 1.47km

RS = Recent sale

UN = Undisclosed Sale

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