

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

6/26 Foote Street, Templestowe Lower

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

\$1,095,000

Median sale priceMedian price

\$1,400,00

Property type

Townhouse

Suburb

Templestowe Lower

Period - From

1/7/2024

to

30/9/2024

Source

REIV

Comparable property sales

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. 8/50-54 Foote Street, Templestowe Lower | \$ 1,091,000 | 24/8/2024 |
| 2. 7/96-98 Foote Street, Templestowe Lower | \$ 1,080,000 | 29/4/2024 |
| 3. 2/382-384 High Street, Templestowe Lower | \$ 1,030,000 | 6/5/2024 |

This Statement of Information was prepared on:

2/10/2024

Comparable properties



\$ 1,091,000

8/50-54 Foote Street, Templestowe Lower, Victoria

DATE: 24/8/2024

PROPERTY TYPE: TOWNHOUSE

 4
  2
 2
 sqm



\$ 1,080,000

7/96-98 Foote Street, Templestowe Lower, Victoria

DATE: 29/4/2024

PROPERTY TYPE: TOWNHOUSE

 3
 3
 2
 sqm



\$ 1,030,000

2/382-384 High Street, Templestowe Lower, Victoria

DATE: 6/5/2024

PROPERTY TYPE: TOWNHOUSE

 3
 2
 2
 sqm x

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