

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

1/6 Mahoney Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$918,000

Median sale price

Median price \$1,040,000

Property Type Unit

Suburb Templestowe Lower

Period - From 01/01/2024

to 31/03/2024

Source REIV

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	7/96-98 Foote St TEMPLESTOWE LOWER 3107	\$1,080,000	20/04/2024
2	3/181 Foote St TEMPLESTOWE 3106	\$1,080,000	02/03/2024
3	2/12-20 Foote St TEMPLESTOWE LOWER 3107	\$822,500	16/03/2024

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:

11/05/2024 13:11

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Indicative Selling Price

\$918,000

Median Unit Price

March quarter 2024: \$1,040,000



 3  2  2

Property Type: Townhouse

Land Size: 187 sqm approx

Agent Comments

Comparable Properties



7/96-98 Foote St TEMPLESTOWE LOWER 3107 Agent Comments
(REI)

 4  3  2

Price: \$1,080,000

Method: Private Sale

Date: 20/04/2024

Property Type: Townhouse (Single)



3/181 Foote St TEMPLESTOWE 3106 (REI) Agent Comments

 3  2  2

Price: \$1,080,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)

Land Size: 201 sqm approx



2/12-20 Foote St TEMPLESTOWE LOWER 3107 Agent Comments
(REI)

 3  1  1

Price: \$822,500

Method: Auction Sale

Date: 16/03/2024

Property Type: Unit

Land Size: 274 sqm approx

Account - Barry Plant | P: 03 9842 8888