

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

7/96-98 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,235,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/01/2022 to 31/03/2022 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	15a Henry St DONCASTER 3108	\$991,800	28/03/2022
2	2/8 Ashford St TEMPLESTOWE LOWER 3107	\$988,000	06/04/2022
3	1/7 Fulview Ct TEMPLESTOWE 3106	\$980,000	21/03/2022

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:

30/06/2022 13:15



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Property Type: Townhouse (Unit)

Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

March quarter 2022: \$1,235,000

Comparable Properties



15a Henry St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$991,800

Method: Private Sale

Date: 28/03/2022

Property Type: Townhouse (Res)



2/8 Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 1

Price: \$988,000

Method: Private Sale

Date: 06/04/2022

Property Type: Townhouse (Res)



1/7 Fulview Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$980,000

Method: Private Sale

Date: 21/03/2022

Property Type: Townhouse (Single)

Account - VICPROP