

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|   |  |
|---|--|
| <b>Address</b><br>Including suburb and postcode | 1/5 Foote Street Templestowe Lower, 3107 |
|---|--|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|               |                           |
|---------------|---------------------------|
| Range between | \$1,170,000 & \$1,220,000 |
|---------------|---------------------------|

### Median sale price

|              |             |               |              |        |                   |
|--------------|-------------|---------------|--------------|--------|-------------------|
| Median price | \$1,227,500 | Property Type | NOT PROVIDED | Suburb | TEMPLESTOWE LOWER |
|--------------|-------------|---------------|--------------|--------|-------------------|

|               |             |    |             |        |      |
|---------------|-------------|----|-------------|--------|------|
| Period - From | 31-Jul-2023 | to | 30-Jun-2024 | Source | real |
|---------------|-------------|----|-------------|--------|------|

### 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 | 2/15 Herlihys Road, Templestowe Lower, Vic 3107 | \$1,220,000 | 12-Feb-2024  |
| 2 | 2A Killarney Road, Templestowe Lower, Vic 3107  | \$1,324,000 | 13-Jul-2024  |
| 3 | 2a Alison Avenue, Templestowe Lower, Vic 3107   | \$1,352,000 | 15-May-2024  |

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