

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

8/35 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$719,000

Median sale price

Median price

\$1,059,500

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/04/2023

to

30/06/2023

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	4/15 Melaleuca Av TEMPLESTOWE LOWER 3107	\$697,000	26/05/2023
2			
3			

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:

21/08/2023 15:35



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Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$719,000
Median Unit Price
June quarter 2023: \$1,059,500

Comparable Properties



4/15 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

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Price: \$697,000
Method: Private Sale
Date: 26/05/2023
Property Type: Townhouse (Single)

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.