

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

109 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,370,000

&

\$1,490,000

Median sale price

Median price \$1,330,000

House

X

Unit

Suburb Templestowe
Lower

Period - From 01/04/2017

to

30/06/2017

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		
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.

109 Foote Street, Templestowe Lower Vic 3107



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,370,000 - \$1,490,000
Median House Price
June quarter 2017: \$1,330,000

Comparable Properties



185-187 Foote St TEMPLESTOWE 3106 (REI)

Agent Comments



\$1699 per m2

Price: \$2,800,000
Method: Private Sale
Date: 13/07/2017
Rooms: 3
Property Type: Development Site (Res)
Land Size: 1648 sqm approx



33 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



\$1381 per m2

Price: \$1,100,000
Method: Private Sale
Date: 08/04/2017
Rooms: -
Property Type: House
Land Size: 796 sqm approx

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.