

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 105/200-204 Foote Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$836,000

Property Type Unit

Suburb Templestowe

Period - From 01/01/2020

to 31/03/2020

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	2/224-226 Foote St TEMPLESTOWE 3106	\$870,000	18/12/2019
2	113/200-204 Foote St TEMPLESTOWE 3106	\$665,000	27/12/2019
3	9/112 James St TEMPLESTOWE 3106	\$540,000	15/01/2020

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:

07/05/2020 13:42