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

3/30 Foote Street, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$650,000		&		\$700,000					
Median sale price										
Median price	\$975,000	Pro	operty Type	Unit			Suburb	Templestowe Lower		
Period - From	01/10/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5/32 John St TEMPLESTOWE LOWER 3107	\$825,000	05/10/2024
2	6/380 High St TEMPLESTOWE LOWER 3107	\$612,000	30/09/2024
3			

OR

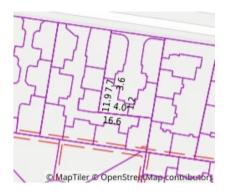
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/01/2025 16:42









Property Type: Unit Land Size: 227 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median Unit Price December quarter 2024: \$975,000

Comparable Properties

5/32 John St TEMPLESTOWE LOWER 3107 (REI/VG) 3 1 2 Price: \$825,000 Method: Auction Sale Date: 05/10/2024 Property Type: Unit Land Size: 185 sqm approx	Agent Comments
6/380 High St TEMPLESTOWE LOWER 3107 (REI/VG) 2 1 1 1 1 Price: \$612,000 Method: Private Sale Date: 30/09/2024 Property Type: Unit Land Size: 147 sqm approx	Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



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