

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 between \$650,000 & \$700,000

Median sale price

Median price \$975,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/10/2024 to 31/12/2024 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.~~

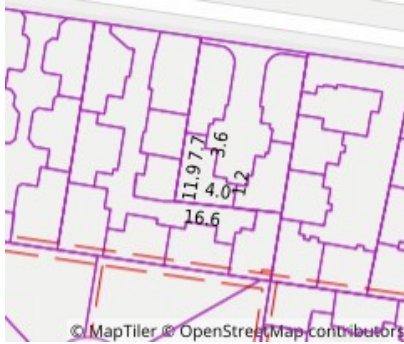
	Address of comparable property	Price	Date of sale
1	5/32 John St TEMPLESTOWE LOWER 3107	\$825,000	05/10/2024
2	6/380 High St TEMPLESTOWE LOWER 3107	\$612,000	30/09/2024
3			

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



 3  1  1

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)

Agent Comments

 3  1  2

Price: \$825,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit
Land Size: 185 sqm approx



6/380 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 2  1  1

Price: \$612,000
Method: Private Sale
Date: 30/09/2024
Property Type: Unit
Land Size: 147 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.

Account - Barry Plant | P: 03 9842 8888