## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address 212 Foote Street, Templestowe Vic 3106
uburb and
postcode
uburb and

#### Indicative selling price

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

Single price \$1,198,000

#### Median sale price

Median price	\$1,590,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/01/2025	to	31/03/2025		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

1	394 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,230,000	24/05/2025
2	9 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,120,000	01/02/2025
3	21 Stradmore Av TEMPLESTOWE 3106	\$1,160,000	14/12/2024

#### 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:	05/06/2025 14:40



Date of sale







Rooms: 3

Property Type: House (Res) Land Size: 746 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,198,000 **Median House Price** 

March quarter 2025: \$1,590,000

# Comparable Properties



394 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) Agent Comments

Price: \$1,230,000 Method: Auction Sale Date: 24/05/2025 Property Type: House



9 Sinclair Av TEMPLESTOWE LOWER 3107 (REI/VG)



**Agent Comments** 

Price: \$1,120,000 Method: Auction Sale Date: 01/02/2025 Property Type: House Land Size: 652 sqm approx



21 Stradmore Av TEMPLESTOWE 3106 (REI/VG)



Price: \$1,160,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res) Land Size: 656 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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