

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/5 Foote Street Templestowe Lower, 3107
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Indicative selling price

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

Range between	\$1,060,000 & \$1,160,000
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Median sale price

Median price	\$1,227,500	Property Type	NOT PROVIDED	Suburb	TEMPLESTOWE LOWER
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Period - From	31-Jul-2023	to	30-Jun-2024	Source	real
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Comparable property sales

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	7/96-98 Foote Street, Templestowe Lower, Vic 3107	\$1,080,000	20-Apr-2024
2	2/15 Herlihys Road, Templestowe Lower, Vic 3107	\$1,220,000	12-Feb-2024
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 08-Jul-2024 at 11:29:47 AM EST