# 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

11/231 Foote Street, Templestowe Lower Vic 3107

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |      |           |      |        |                   |  |  |
|--|-------------|-----|-------------|------|-----------|------|--------|-------------------|--|--|
| Range betweer  | \$780,000   |     | &           |      | \$858,000 |      |        |                   |  |  |
| Median sale p  | rice        |     |             |      |           |      |        |                   |  |  |
| Median price   | \$1,040,000 | Pro | operty Type | Unit |           |      | Suburb | Templestowe Lower |  |  |
| Period - From  | 01/01/2024  | to  | 31/03/2024  |      | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property         | Price     | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1   | 102/164 Manningham Rd BULLEEN 3105   | \$700,000 | 08/12/2023   |
| 2   | 7/189 Foote St TEMPLESTOWE 3106      | \$845,000 | 25/01/2024   |
| 3   | 104/2-6 Anderson St TEMPLESTOWE 3106 | \$700,000 | 08/12/2023   |

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:

03/05/2024 15:20







**Property Type:** Apartment **Land Size:** 128 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$858,000 Median Unit Price March quarter 2024: \$1,040,000

# **Comparable Properties**

102/164 Manningham Rd BULLEEN 3105 (REI) Agent Comments



Price: \$700,000 Method: Date: 08/12/2023 Property Type: Apartment

7/189 Foote St TEMPLESTOWE 3106 (VG)

Agent Comments



Price: \$845,000 Method: Sale Date: 25/01/2024 Property Type: Flat/Unit/Apartment (Res)



104/2-6 Anderson St TEMPLESTOWE 3106



Property Type: Apartment

Price: \$700,000 Method: Private Sale Date: 08/12/2023

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

ata



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