## 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

3/181 Foote Street, Templestowe Vic 3106

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$950,000		&		\$1,020,000			
Median sale p	rice							
Median price	\$880,000	Pro	operty Type	Unit			Suburb	Templestowe
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	10/224 Foote St TEMPLESTOWE 3106	\$962,000	31/10/2023
2	2/63 Anderson St TEMPLESTOWE 3106	\$930,000	29/12/2023
3	2/247 Williamsons Rd TEMPLESTOWE 3106	\$912,500	23/10/2023

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:

05/02/2024 15:39









**Property Type:** Townhouse **Land Size:** 200 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,020,000 Median Unit Price December quarter 2023: \$880,000

# **Comparable Properties**



10/224 Foote St TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$962,000 Method: Private Sale Date: 31/10/2023 Property Type: Townhouse (Res) Land Size: 319 sqm approx



2/63 Anderson St TEMPLESTOWE 3106 (REI) Age

Agent Comments



Price: \$930,000 Method: Private Sale Date: 29/12/2023 Property Type: Townhouse (Single)



2/247 Williamsons Rd TEMPLESTOWE 3106 Agent Comments (REI)



Price: \$912,500 Method: Private Sale Date: 23/10/2023 Property Type: Townhouse (Single)

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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