

# 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 7/96-98 Foote Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,070,000

### Median sale price

Median price \$1,125,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/10/2023 to 31/12/2023 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	5/26 Parker St TEMPLESTOWE LOWER 3107	\$1,160,000	16/12/2023
2	5 Hazel Dr TEMPLESTOWE LOWER 3107	\$1,150,000	02/12/2023
3	3/108 Parker St TEMPLESTOWE 3106	\$1,080,000	30/01/2024

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: 12/03/2024 14:59

7/96-98 Foote Street, Templestowe Lower Vic 3107

**Jellis  
Craig**

Anthony Pittas

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**Indicative Selling Price**

\$980,000 - \$1,070,000

**Median Unit Price**

December quarter 2023: \$1,125,000



 4  3  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**5/26 Parker St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Townhouse (Res)



**5 Hazel Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 264 sqm approx



**3/108 Parker St TEMPLESTOWE 3106 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,080,000

**Method:** Sold Before Auction

**Date:** 30/01/2024

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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