### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property offere	d for	sale							
Ac Including subur pos	8/35 Foote Street, Templestowe Lower Vic 3107								
Indicative selling	ng prid	се							
For the meaning of	of this p	orice see	cons	sumer.vic.go	v.au/ı	underquot	ting		
Range between \$720,		,000		&		\$750,000			
Median sale pr	ice								
Median price	\$1,180,	000	Pro	perty Type	Unit			Suburb	Templestowe Lower
Pariod From	01/01/0	000	+0	21/02/2022		So		DEI\/	

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

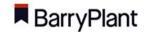
Add	dress of comparable property	Price	Date of sale
1	4/15 Melaleuca Av TEMPLESTOWE LOWER 3107	\$697,000	26/05/2023
2			
3			

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:	04/07/2023 14:18









Property Type: Townhouse (Res)

**Agent Comments** 

Indicative Selling Price \$720,000 - \$750,000 Median Unit Price March quarter 2023: \$1,180,000

## Comparable Properties



4/15 Melaleuca Av TEMPLESTOWE LOWER 3107 (REI)

**□** 2 **□** 1 **□** 

Price: \$697,000 Method: Private Sale Date: 26/05/2023

Property Type: Townhouse (Single)

Agent Comments

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.

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



