

# 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 8/35 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 \$720,000 & \$750,000

### Median sale price

Median price \$1,180,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/01/2023 to 31/03/2023 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	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



 2    1    1

**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)**

Agent Comments

 2    1    1

**Price:** \$697,000

**Method:** Private Sale

**Date:** 26/05/2023

**Property Type:** Townhouse (Single)

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