

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	94 Foote Street, Templestowe Lower Vic 3107
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**Indicative selling price**

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

Single price	\$1,250,000
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**Median sale price**

Median price	\$1,440,000	Property Type	House	Suburb	Templestowe Lower
Period - From	01/01/2024	to	31/03/2024	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	7 Heather Gr TEMPLESTOWE LOWER 3107	\$1,295,000	16/05/2024
2	3 Mayfair Av TEMPLESTOWE LOWER 3107	\$1,291,000	22/06/2024
3	14 Ians Gr TEMPLESTOWE LOWER 3107	\$1,251,000	20/04/2024

**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:	09/07/2024 10:44
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