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<br>Including suburb and postcode | 7/35 Foote Street, Templestowe Lower Vic 3107 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $670,000 & $730,000

## Median sale price

Median price $1,055,000 Property Type Unit Suburb Templestowe Lower

Period - From 01/04/2024 to 30/06/2024 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 | 12/222 Williamsons Rd DONCASTER 3108 | $740,000 | 16/08/2024 |
| 2 | 3/106 Wood St TEMPLESTOWE 3106 | $644,300 | 01/06/2024 |
| 3 | 5/1a Feathertop Av TEMPLESTOWE LOWER 3107 | $640,000 | 22/04/2024 |

**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: 17/09/2024 13:27

# 7/35 Foote Street, Templestowe Lower Vic 3107

Anthony Pittas
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2 1 1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**
$670,000 - $730,000
**Median Unit Price**
June quarter 2024: $1,055,000

## Comparable Properties



**12/222 Williamsons Rd DONCASTER 3108 (REI)**

2 2 1

**Price:** $740,000
**Method:** Private Sale
**Date:** 16/08/2024
**Property Type:** Townhouse (Res)
**Land Size:** 1437 sqm approx

Agent Comments



**3/106 Wood St TEMPLESTOWE 3106 (REI/VG)**

2 2 1

**Price:** $644,300
**Method:** Auction Sale
**Date:** 01/06/2024
**Property Type:** Townhouse (Res)

Agent Comments



**5/1a Feathertop Av TEMPLESTOWE LOWER 3107 (VG)**

2 - -

**Price:** $640,000
**Method:** Sale
**Date:** 22/04/2024
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



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