

## 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 7/28 Foote Street, Templestowe Lower Vic 3107

#### Indicative selling price

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

Range between \$900,000 & \$990,000

#### Median sale price

Median price \$1,010,000 House Unit X Suburb Templestowe Lower

Period - From 01/04/2017 to 30/06/2017 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	2/92 Foote St TEMPLESTOWE LOWER 3107	\$960,000	20/05/2017
2	3 Hazel Dr TEMPLESTOWE LOWER 3107	\$930,039	08/09/2017
3	3/50-54 Foote St TEMPLESTOWE LOWER 3107	\$900,000	04/05/2017

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.

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4   2   2

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
June quarter 2017: \$1,010,000

## Comparable Properties



**2/92 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)**   **Agent Comments**

3   2   3

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 20/05/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 281 sqm approx



**3 Hazel Dr TEMPLESTOWE LOWER 3107 (REI)**   **Agent Comments**

4   2   2

**Price:** \$930,039  
**Method:** Private Sale  
**Date:** 08/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**3/50-54 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)**   **Agent Comments**

4   3   2

**Price:** \$900,000  
**Method:** Sold Before Auction  
**Date:** 04/05/2017  
**Rooms:** 8  
**Property Type:** Townhouse (Res)  
**Land Size:** 206 sqm approx