

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

3/5 Foote Street Templestowe Lower, 3107

Indicative selling price

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

Single price \$1,100,000.00

Median sale price

Median price \$1,085,000.00 Property Type HOUSE Suburb TEMPLESTOWE LOWER

Period - From 01-Nov-2018 to 31-Oct-2019 Source realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	9 Hotham Street, Templestowe Lower, Vic 3107	\$1,400,000.00	11-Oct-2019
2	1/81-83 Glenair Court, Templestowe Lower, Vic 3107	\$1,368,000.00	12-Sep-2019
3	1/42 Astley Street, Templestowe Lower, Vic 3107	\$1,200,000.00	15-Aug-2019

This statement of information was prepared on 02-Dec-2019 at 9:50:17 AM EST