Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 2/210 Foote Street

Suburb: Templestowe State: VIC Postcode: 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting *(*Delete single price or range as applicable)*

~~Single price: $~~

~~OR~~

Range between: $ 800,000 and $ 850,000

Median sale price

Median price: $ 957,500

Property type: Unit

Suburb: Templestowe

Period - From: 01 / 04 / 2022 to: 31 / 03 / 2023 Source: Corelogic

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	4/1 Merri Street, Templestowe Lower VIC 3107	$ 790,000	01 / 04 / 2023
2	17 Kenman Close, Templestowe VIC 3106	$ 885,000	10 / 12 / 2022
3	15/ 4 Gambier Avenue, Templestowe Lower VIC 3107	$ 793,000	26 / 11 / 2022

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: 30 April 2023