

## 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

2 FOOTE STREET TEMPLESTOWE LOWER VIC 3107

### Indicative selling price

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

Single Price

\$1,180,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

Unit

Suburb

Templestowe Lower

Period-from

01 Aug 2023

to

31 Jul 2024

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 6 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

99 HODGSON STREET TEMPLESTOWE LOWER VIC 3107	\$1,200,000	29-Jul-23
2/35 ALFRED STREET TEMPLESTOWE LOWER VIC 3107	\$1,208,000	02-Sep-23
2/26 MAYFAIR AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,230,000	01-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 28 August 2024

**99 HODGSON STREET  
TEMPLESTOWE LOWER VIC 3107**

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Sold Price **\$1,200,000** Sold Date **29-Jul-23**Distance **0.82km****2/35 ALFRED STREET  
TEMPLESTOWE LOWER VIC 3107**

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Sold Price **\$1,208,000** Sold Date **02-Sep-23**Distance **0.95km****2/26 MAYFAIR AVENUE  
TEMPLESTOWE LOWER VIC 3107**

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Sold Price <sup>RS</sup> **\$1,230,000** Sold Date **01-Jun-24**Distance **1.02km****RS** = Recent sale      **UN** = Undisclosed Sale

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