

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 (*Delete single price or range as applicable)

Single Price

\$520,000

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

| | | |
|---|-----------|-----------|
| 5/1 WESTFIELD DRIVE DONCASTER VIC 3108 | \$520,000 | 15-May-24 |
| 6/77 ST JAMES ROAD ROSANNA VIC 3084 | \$565,000 | 17-Aug-23 |
| G11/832 DONCASTER ROAD DONCASTER VIC 3108 | \$582,000 | 10-Jun-23 |

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.

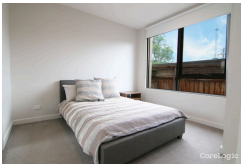
This Statement of Information was prepared on: 28 August 2024

**5/1 WESTFIELD DRIVE
DONCASTER VIC 3108**

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Sold Price **\$520,000** Sold Date **15-May-24**Distance **2.83km****6/77 ST JAMES ROAD ROSANNA
VIC 3084**

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Sold Price **\$565,000** Sold Date **17-Aug-23**Distance **4.07km****G11/832 DONCASTER ROAD
DONCASTER VIC 3108**

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Sold Price **\$582,000** Sold Date **10-Jun-23**Distance **4.13km****RS** = Recent sale **UN** = Undisclosed Sale

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