

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 2/194 Foote Street, Templestowe Vic 3106

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 \$850,000 Property Type Unit Suburb Templestowe

Period - From 01/01/2021 to 31/03/2021 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	2/3 Foote St TEMPLESTOWE LOWER 3107	\$995,000	09/12/2020
2	1/326 High St TEMPLESTOWE LOWER 3107	\$982,000	14/11/2020
3	5/347 High St TEMPLESTOWE LOWER 3107	\$960,000	08/02/2021

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: 28/04/2021 11:17

2/194 Foote Street, Templestowe Vic 3106

 4  2  2

Rooms: 2
Property Type: TownHouse
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
March quarter 2021: \$850,000

Comparable Properties

2/3 Foote St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  2  2

Price: \$995,000
Method: Sold Before Auction
Date: 09/12/2020
Property Type: Townhouse (Res)



1/326 High St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  3  2

Price: \$982,000
Method: Sold Before Auction
Date: 14/11/2020
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 295 sqm approx



5/347 High St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  2  2

Price: \$960,000
Method: Private Sale
Date: 08/02/2021
Property Type: Townhouse (Res)

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099

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 3/194 Foote Street, Templestowe Vic 3106

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 \$850,000 Property Type Unit Suburb Templestowe

Period - From 01/01/2021 to 31/03/2021 Source REIV

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2	1/326 High St TEMPLESTOWE LOWER 3107	\$982,000	14/11/2020
3	5/347 High St TEMPLESTOWE LOWER 3107	\$960,000	08/02/2021

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: 28/04/2021 11:15

3/194 Foote Street, Templestowe Vic 3106

 4  2  2

Rooms: 2

Property Type: TownHouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

March quarter 2021: \$850,000

Comparable Properties

2/3 Foote St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

 4  2  2

Price: \$995,000

Method: Sold Before Auction

Date: 09/12/2020

Property Type: Townhouse (Res)



1/326 High St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

 4  3  2

Price: \$982,000

Method: Sold Before Auction

Date: 14/11/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 295 sqm approx



5/347 High St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

 4  2  2

Price: \$960,000

Method: Private Sale

Date: 08/02/2021

Property Type: Townhouse (Res)

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099

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

4/194 Foote Street, Templestowe Vic 3106

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 \$850,000 Property Type Unit Suburb Templestowe

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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2	1/326 High St TEMPLESTOWE LOWER 3107	\$982,000	14/11/2020
3	5/347 High St TEMPLESTOWE LOWER 3107	\$960,000	08/02/2021

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:

28/04/2021 11:22

4/194 Foote Street, Templestowe Vic 3106

George Papadopoulos
03 8841 2000
0408 148 356
george.papadopoulos@raywhite.com

 4  2  2

Rooms: 2
Property Type: TownHouse
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
March quarter 2021: \$850,000

Comparable Properties

2/3 Foote St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  2  2

Price: \$995,000
Method: Sold Before Auction
Date: 09/12/2020
Property Type: Townhouse (Res)



1/326 High St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  3  2

Price: \$982,000
Method: Sold Before Auction
Date: 14/11/2020
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 295 sqm approx



5/347 High St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  2  2

Price: \$960,000
Method: Private Sale
Date: 08/02/2021
Property Type: Townhouse (Res)

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099