

# 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 6/250 Williamsons Road, Templestowe, VIC 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,080,000 & \$1,150,000

### Median sale price

Median price \$1,701,788 Property Type House Suburb Templestowe (3106)

Period - From 26/08/2023 to 26/08/2024 Source Realestate

### Comparable property sales

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
2/7 MCLACHLAN STREET, TEMPLESTOWE VIC 3106	\$1,000,000	01/06/2024
3/11 JUNE CRESCENT, TEMPLESTOWE VIC 3106	\$1,100,000	15/08/2024
7/224-226 FOOTE STREET, TEMPLESTOWE VIC 3106	\$945,501	17/08/2024

This Statement of Information was prepared on: 26/08/2024