

# 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

10/224 Williamsons Road, Doncaster Vic 3108

### Indicative selling price

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

Range between \$650,000 & \$695,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Doncaster

Period - From 01/04/2024 to 30/06/2024 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	15/411 Church Rd TEMPLESTOWE 3106	\$676,000	31/08/2024
2	2/7 Waldau Ct DONCASTER 3108	\$730,000	17/07/2024
3	3/7 Serpells Rd TEMPLESTOWE 3106	\$750,000	17/06/2024

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:

23/09/2024 12:19



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**Property Type:** Unit  
**Land Size:** 204 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$695,000  
**Median Unit Price**  
June quarter 2024: \$680,000

## Comparable Properties



**15/411 Church Rd TEMPLESTOWE 3106 (REI)** **Agent Comments**

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**Price:** \$676,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** Unit  
**Land Size:** 181 sqm approx



**2/7 Waldau Ct DONCASTER 3108 (REI)** **Agent Comments**

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**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 17/07/2024  
**Property Type:** Unit



**3/7 Serpells Rd TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**

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**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 17/06/2024  
**Property Type:** Unit  
**Land Size:** 247 sqm approx

**Account - Barry Plant** | P: 03 9842 8888