

# 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

1/250 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)

Range between \$960,000

&

\$1,050,000

### Median sale price

Median price \$1,120,000

Property Type Townhouse

Suburb Templestowe

Period - From 06/02/2022

to

05/02/2023

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	7 Harvest Ct DONCASTER 3108	\$1,000,000	19/11/2022
2	6/298 Porter St TEMPLESTOWE 3106	\$960,000	30/08/2022
3	1/69 Anderson St TEMPLESTOWE 3106	\$955,000	21/10/2022

**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:

06/02/2023 14:20

1/250 Williamsons Road, Templestowe Vic 3106

**McGrath**

Ellie Gong

9889 8800

0430 434 567

elliegong@mcgrath.com.au

**Indicative Selling Price**

\$960,000 - \$1,050,000

**Median Townhouse Price**

06/02/2022 - 05/02/2023: \$1,120,000



4 3 2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**7 Harvest Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 19/11/2022

**Property Type:** Townhouse (Res)



**6/298 Porter St TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$960,000

**Method:** Private Sale

**Date:** 30/08/2022

**Property Type:** Townhouse (Single)



**1/69 Anderson St TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$955,000

**Method:** Private Sale

**Date:** 21/10/2022

**Property Type:** Townhouse (Single)

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.