

# 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 4/241 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)

Single Price \$765,000

### Median sale price

Median price \$998,000 Property Type Unit Suburb Templestowe (3106)

Period - From 07/10/2021 to 07/10/2022 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
2/30 MILNE STREET, TEMPLESTOWE VIC 3106	\$770,000	18/09/2022
3/2 HAKEA STREET, TEMPLESTOWE VIC 3106	\$750,000	13/07/2022
5/2 HAKEA STREET, TEMPLESTOWE VIC 3106	\$780,000	19/08/2022

This Statement of Information was prepared on: 07/10/2022