

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

1/241 Williamsons Road, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$640,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Templestowe

Period - From 20/06/2022

to

19/06/2023

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	2/275 Porter St TEMPLESTOWE 3106	\$750,000	07/04/2023
2	2/241 Williamsons Rd TEMPLESTOWE 3106	\$585,000	15/03/2023
3	6/245 Williamsons Rd TEMPLESTOWE 3106	\$525,000	05/01/2023

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:

20/06/2023 16:33



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Property Type: Unit
Land Size: 205 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
20/06/2022 - 19/06/2023: \$780,000

Comparable Properties



2/275 Porter St TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

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Price: \$750,000
Method: Private Sale
Date: 07/04/2023
Property Type: Unit



2/241 Williamsons Rd TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

 2  1  1

Price: \$585,000
Method: Sold Before Auction
Date: 15/03/2023
Property Type: Unit
Land Size: 180 sqm approx



6/245 Williamsons Rd TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

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Price: \$525,000
Method: Private Sale
Date: 05/01/2023
Property Type: Unit