

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

12/222 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$1,085,000

Property Type

Townhouse

Suburb

Doncaster

Period - From

24/07/2023

to

23/07/2024

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	11/231 High St TEMPLESTOWE LOWER 3107	\$810,000	23/05/2024
2	1b Henry St DONCASTER 3108	\$708,000	06/06/2024
3	7/8 Anderson St TEMPLESTOWE 3106	\$695,000	16/03/2024

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:

24/07/2024 11:55



 2  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$730,000 - \$780,000

Median Townhouse Price

24/07/2023 - 23/07/2024: \$1,085,000

Comparable Properties



11/231 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  2  2

Price: \$810,000

Method: Private Sale **Date:**

23/05/2024 **Property Type:** Unit

Land Size: 128 sqm approx



1b Henry St DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$708,000

Method: Private Sale

Date: 06/06/2024

Property Type: Townhouse (Res)



7/8 Anderson St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 2  1  1

Price: \$695,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888