

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

2/245 Williamsons Road, Templestowe Vic 3106

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Templestowe

Period - From

17/07/2022

to

16/07/2023

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	21/224 Williamsons Rd DONCASTER 3108	\$782,500	21/04/2023
2	1/63 Hawtin St TEMPLESTOWE 3106	\$780,000	08/06/2023
3	2/275 Porter St TEMPLESTOWE 3106	\$750,000	07/04/2023

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:

17/07/2023 10:14

2/245 Williamsons Road, Templestowe Vic 3106



 2  2  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$700,000

Median Unit Price

17/07/2022 - 16/07/2023: \$780,000

Comparable Properties



21/224 Williamsons Rd DONCASTER 3108 (VG)

Agent Comments

 2  -  -

Price: \$782,500

Method: Sale

Date: 21/04/2023

Property Type: Flat/Unit/Apartment (Res)



1/63 Hawtin St TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  1

Price: \$780,000

Method: Private Sale

Date: 08/06/2023

Property Type: Unit



2/275 Porter St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 2  1  1

Price: \$750,000

Method: Private Sale

Date: 07/04/2023

Property Type: Unit

Account - Ray White Glen Waverley | P: 03 9574 9555 | F: 03 9574 9299



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