

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

20/224 Williamsons Road Doncaster VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$739,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Doncaster

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

4/7 Serpells Road Templestowe VIC 3106	\$732,000	24-Apr-21
6/116 Parker Street Templestowe VIC 3106	\$700,000	16-Sep-21
2 Kenman Close Templestowe VIC 3106	\$742,000	10-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 27 November 2021



4/7 Serpells Road Templestowe VIC 3106

 2  1  1

Sold Price

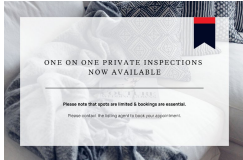
\$732,000

Sold Date

24-Apr-21

Distance

0.91km



6/116 Parker Street Templestowe VIC 3106

 2  1  1

Sold Price

\$700,000

Sold Date

16-Sep-21

Distance

1.34km



2 Kenman Close Templestowe VIC 3106

 2  1  1

Sold Price

\$742,000

Sold Date

10-Nov-20

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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