

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

1/245 Williamsons Road, Templestowe Vic 3106

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Templestowe

Period - From

06/12/2023

to

05/12/2024

Source

Property Data

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	3/245 Williamsons Rd TEMPLESTOWE 3106	\$645,000	13/11/2024
2	10/224 Williamsons Rd DONCASTER 3108	\$670,000	12/10/2024
3	2/111 James St TEMPLESTOWE 3106	\$658,000	08/10/2024

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:

06/12/2024 10:44



Property Type: Unit
Land Size: 194 sqm approx
Agent Comments

Comparable Properties



3/245 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 13/11/2024
Property Type: Unit
Land Size: 167 sqm approx



10/224 Williamsons Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit
Land Size: 204 sqm approx



2/111 James St TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$658,000
Method: Private Sale
Date: 08/10/2024
Property Type: Unit

Account - Harcourts Manningham | P: 03 9842 8000