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

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$650,000

Median sale price

Median price	\$800,000	Pro	perty Type Unit	t		Suburb	Templestowe
Period - From	06/12/2023	to	05/12/2024	So	urce	Property	v 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.

Add	dress 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



Harcourts

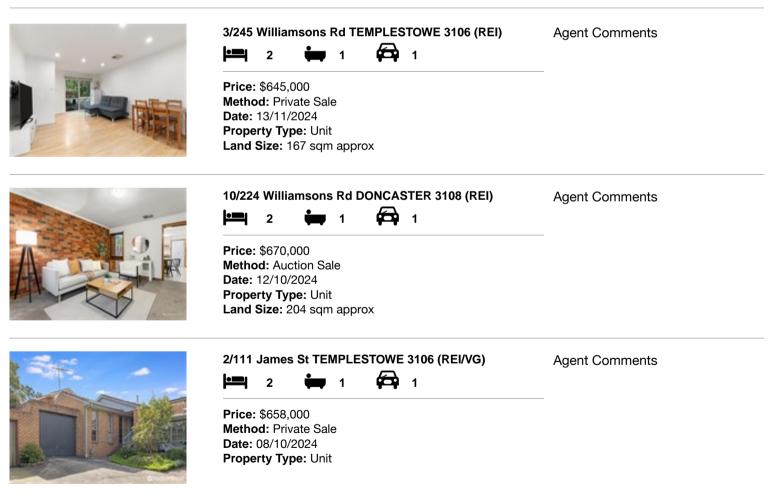




Property Type: Unit Land Size: 194 sqm approx Agent Comments John Konidaris 03 9842 8000 0412 776 650 john.konidaris@harcourts.com.au

Indicative Selling Price \$650,000 Median Unit Price 06/12/2023 - 05/12/2024: \$800,000

Comparable Properties



Account - Harcourts Manningham | P: 03 9842 8000



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