

## 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

2/111 James Street, Templestowe

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$669,000

**Median sale price**Median price 

\$945,000

Property type 

Unit

Suburb 

Templestowe

Period - From 

April 2024

to

June 2024

Source 

REIV

**Comparable property sales**

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. 3/7 Serpells Road, Templestowe	\$ 750,000	17/06/2024
2. 15/411 Church Road, Templestowe	\$ 676,000	31/08/2024
3. 4/245 Williamsons Road, Templestowe	\$ 632,000	18/07/2024

This Statement of Information was prepared on: 

4/09/2024

## Comparable properties



**\$ 750,000**

3/7 Serpells Road, Templestowe, Victoria

DATE: 17/06/2024

PROPERTY TYPE: UNIT

 2  1  
 1  sqm



**\$ 676,000**

15/411 Church Road, Templestowe, Victoria

DATE: 31/08/2024

PROPERTY TYPE: UNIT

 2  1  
 1  sqm



**\$ 632,000**

4/245 Williamsons Road, Templestowe, Victoria

DATE: 18/07/2024

PROPERTY TYPE: UNIT

 2  1  
 1  sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee