

# 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

11/224 Williamsons Road, Doncaster Vic 3108
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$750,000
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 & 

\$820,000
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### Median sale price

Median price 

\$717,500
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 Property Type 

Unit
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 Suburb 

Doncaster
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	18/54-62 Parker St TEMPLESTOWE LOWER 3107	\$790,000	25/10/2023
2	4/10-12 Anderson St TEMPLESTOWE 3106	\$692,000	25/11/2023
3	2/245 Williamsons Rd TEMPLESTOWE 3106	\$690,000	17/07/2023

**OR**

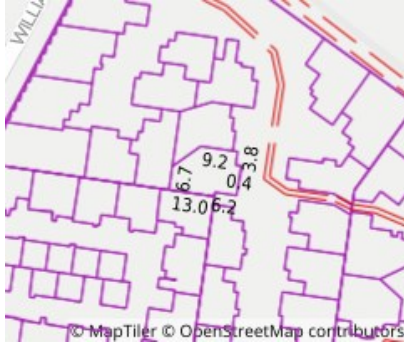
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 

05/02/2024 14:22
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**Indicative Selling Price**  
\$750,000 - \$820,000  
**Median Unit Price**  
December quarter 2023: \$717,500



 2    1    1

**Property Type:** Unit  
**Land Size:** 220 sqm approx  
**Agent Comments**

## Comparable Properties



**18/54-62 Parker St TEMPLESTOWE LOWER 3107 (REI)**   **Agent Comments**

 2    1    1

**Price:** \$790,000  
**Method:** Sold Before Auction  
**Date:** 25/10/2023  
**Property Type:** Unit



**4/10-12 Anderson St TEMPLESTOWE 3106 (REI)**   **Agent Comments**

 2    1    2

**Price:** \$692,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 122 sqm approx



**2/245 Williamsons Rd TEMPLESTOWE 3106 (REI)**   **Agent Comments**

 2    2    1

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 17/07/2023  
**Property Type:** Unit

**Account - Barry Plant** | P: 03 9842 8888