

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

12/222 Williamsons Road, Doncaster Vic 3108

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$596,500

Property Type

Unit

Suburb

Doncaster

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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	11/231 High St TEMPLESTOWE LOWER 3107	\$810,000	23/05/2024
2	2/45 Glendale Av TEMPLESTOWE 3106	\$780,000	14/02/2024
3	7/8 Anderson St TEMPLESTOWE 3106	\$695,000	16/03/2024

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:

31/05/2024 11:31



 2  2  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
March quarter 2024: \$596,500

Comparable Properties



11/231 High St TEMPLESTOWE LOWER 3107 (REI) [Agent Comments](#)

 2  2  2

Price: \$810,000
Method: Private Sale
Date: 23/05/2024
Property Type: Apartment
Land Size: 128 sqm approx



2/45 Glendale Av TEMPLESTOWE 3106 (REI/VG) [Agent Comments](#)

 2  2  1

Price: \$780,000
Method: Private Sale
Date: 14/02/2024
Property Type: Townhouse (Res)
Land Size: 76 sqm approx



7/8 Anderson St TEMPLESTOWE 3106 (REI/VG) [Agent Comments](#)

 2  1  1

Price: \$695,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888