

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/248 WILLIAMSONS ROAD TEMPLESTOWE VIC 3106

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$914,000

Property type

Unit

Suburb

Templestowe

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

5/31 OLIVER ROAD TEMPLESTOWE VIC 3106	1328000	24-Sep-21
4/31 OLIVER ROAD TEMPLESTOWE VIC 3106	1384000	25-Jun-22
3/24 GLENAIR STREET TEMPLESTOWE LOWER VIC 3107	1368000	28-Apr-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 September 2022



**5/31 OLIVER ROAD TEMPLESTOWE VIC 3106** Sold Price **1328000** Sold Date **24-Sep-21**

 4  2  2

Distance -



**4/31 OLIVER ROAD TEMPLESTOWE VIC 3106** Sold Price **1384000** Sold Date **25-Jun-22**

 4  2  2

Distance -



**3/24 GLENAIR STREET TEMPLESTOWE LOWER VIC 3107** Sold Price **1368000** Sold Date **28-Apr-22**

 4  3  2

Distance **1.57km**

RS = Recent sale      UN = Undisclosed Sale

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