

Statement of Information

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Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	8/249-251 Williamsons Road, Templestowe Vic 3106
Indicative selling price	ce control of the con
For the meaning of this p	orice see consumer.vic.gov.au/underquoting

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Median sale price

Range between \$730,000

Median price	\$890,000	Hou	se	Unit	Х	5	Suburb	Templestowe
Period - From	01/04/2017	to	31/03/2018		Source	REIV		

\$790,000

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.

Ad	dress of comparable property	Price	Date of sale
1	12/251 Williamsons Rd TEMPLESTOWE 3106	\$720,000	16/01/2018
2	1/251 Williamsons Rd TEMPLESTOWE 3106	\$799,000	25/01/2018
3	7/251 Williamsons Rd TEMPLESTOWE 3106	\$810,000	27/03/2018

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





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Indicative Selling Price \$730,000 - \$790,000 **Median Unit Price** Year ending March 2018: \$890,000



Rooms: Property Type: Townhouse

Agent Comments

Comparable Properties

12/251 Williamsons Rd TEMPLESTOWE 3106

(REI)



Price: \$720,000 Method: Private Sale Date: 16/01/2018

Rooms: -

Property Type: Townhouse (Res)

1/251 Williamsons Rd TEMPLESTOWE 3106

(REI)



Price: \$799.000 Method: Private Sale Date: 25/01/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

7/251 Williamsons Rd TEMPLESTOWE 3106

(REI)





Price: \$810,000 Method: Private Sale Date: 27/03/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

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