

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

3/96 Railway Place, Williamstown Vic 3016

Indicative selling price

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

Range between \$760,000 & \$790,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Williamstown

Period - From 22/06/2020 to 21/06/2021 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	3/81 Pasco St WILLIAMSTOWN 3016	\$779,000	19/06/2021
2	1/106 Kororoit Creek Rd WILLIAMSTOWN 3016	\$790,000	01/05/2021
3	G4/136 Douglas Pde WILLIAMSTOWN 3016	\$815,000	10/03/2021

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:

22/06/2021 13:40



Rooms: 4

Property Type: Flat

Land Size: 162.381 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$790,000

Median Unit Price

22/06/2020 - 21/06/2021: \$692,500

Comparable Properties

3/81 Pasco St WILLIAMSTOWN 3016 (REI)

Agent Comments



Price: \$779,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House

1/106 Kororoit Creek Rd WILLIAMSTOWN 3016 (REI)

Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

G4/136 Douglas Pde WILLIAMSTOWN 3016 (VG)

Agent Comments



Price: \$815,000

Method: Sale

Date: 10/03/2021

Property Type: Flat/Unit/Apartment (Res)