Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16 HANNAN STREET, WILLIAMSTOWN, VIC 3016
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Indicative selling price

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

Price Range: \$2,600,000 to \$2,750,000

Median sale price

Median price	\$1,477,000	House	Х	Unit	Suburb	WILLIAMSTOWN	
Period	01 October 2017 to 31 December 2017			Source	p	pricefinder	

Comparable property sales

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
19 VICTORIA ST, WILLIAMSTOWN, VIC 3016	**\$3,050,000	02/12/2017
68 BAYVIEW ST, WILLIAMSTOWN, VIC 3016	*\$2,280,000	30/11/2017
65 VICTORIA ST, WILLIAMSTOWN, VIC 3016	\$3,050,000	19/01/2018

JAS STEPHENS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 HANNAN STREET, WILLIAMSTOWN,







Indicative Selling Price

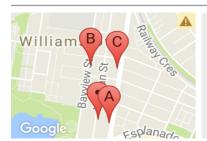
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$2,600,000 to \$2,750,000

Provided by: Chris Reaper, Jas Stephens Real Estate Yarraville

MEDIAN SALE PRICE



WILLIAMSTOWN, VIC, 3016

Suburb Median Sale Price (House)

\$1,477,000

01 October 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



19 VICTORIA ST, WILLIAMSTOWN, VIC 3016







Sale Price

**\$3,050,000

Sale Date: 02/12/2017

Distance from Property: 75m





68 BAYVIEW ST, WILLIAMSTOWN, VIC 3016







Sale Price

***\$2,280,000**

Sale Date: 30/11/2017

Distance from Property: 390m





65 VICTORIA ST, WILLIAMSTOWN, VIC 3016







Sale Price

\$3,050,000

Sale Date: 19/01/2018

Distance from Property: 387m

