

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of information. It must be included **with any advertisement for the sale of a single residential property** published by or on behalf of an estate agent or agent's representative on any Internet site during the period that the residential property is offered for sale.

The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

If the property for sale is in the Melbourne metropolitan area, a comparable property must be within two kilometres and have sold within the last six months. If the property for sale is outside the Melbourne metropolitan area, a comparable property must be within five kilometres and have sold within the last 18 months. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

Indicative selling price - **119 Hannan Street, Williamstown**

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

Single price \$ or Range between \$1,950,000 & \$2,050,000

Median sale price

Median price \$1,343,750 House ☒ unit ☐ Suburb or locality Williamstown, Vic. 3016.
Period - From 01/02/2017 to 01/07/2017 Source REIV

Comparable property sales

These are the three properties have been 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. 84 Hanmer Street, Williamstown	\$ 2,150,000	01/03/2017
2. 1 Hannan Street, Williamstown	\$ 2,100,000	15/03/2017
3. 39 Osborne Street, Williamstown	\$ 2,075,000	21/06/2017