

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

27 Stewart Street, Williamstown Vic 3016

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,250,000

Median sale price

Median price \$1,750,000

House

X

Unit

Suburb

Williamstown

Period - From 01/07/2018

to

30/09/2018

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	52 Cole St WILLIAMSTOWN 3016	\$1,300,000	20/09/2018
2	22 Railway PI WILLIAMSTOWN 3016	\$1,240,000	23/06/2018
3	73 Railway PI WILLIAMSTOWN 3016	\$1,070,000	04/06/2018

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 351 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000

Median House Price
 September quarter 2018: \$1,750,000

Comparable Properties



52 Cole St WILLIAMSTOWN 3016 (REI)

Agent Comments

2 1 1

Price: \$1,300,000
Method: Private Sale
Date: 20/09/2018
Rooms: -
Property Type: House (Res)



22 Railway PI WILLIAMSTOWN 3016 (REI)

Agent Comments

2 1 2

Price: \$1,240,000
Method: Private Sale
Date: 23/06/2018
Rooms: 5
Property Type: House
Land Size: 319 sqm approx



73 Railway PI WILLIAMSTOWN 3016 (VG)

Agent Comments

2 - -

Price: \$1,070,000
Method: Sale
Date: 04/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 231 sqm approx