

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 3 Rifle Range Drive, Williamstown VIC 3016

Indicative selling price

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

range between \$1,200,000, & \$1,300,000

Median sale price

Median price \$1,650,000

*House ☒

Suburb Williamstown

Period - From 30/10/2017 to 31/12/2017

Source REIV Property Data

Comparable property sales

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 – 14 Hosking Ct WILLIAMSTOWN 3016 VIC	\$1,260,000	\$1,260,000
2 - 3/24 Esplanade WILLIAMSTOWN 3016 VIC	\$1,300,000	06/03/2018
3 – 34 Twyford St WILLIAMSTOWN 3016 VIC	\$1,400,000	14/02/2018