

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

46 Victoria Street, Williamstown Vic 3016

Indicative selling price

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

Single price \$1,675,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Williamstown

Period - From 01/10/2019

to 31/12/2019

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.

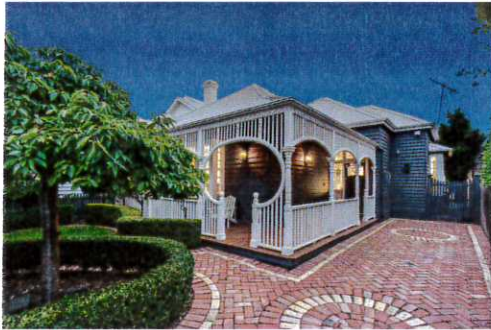
	Address of comparable property	Price	Date of sale
1	23 Laverton St WILLIAMSTOWN 3016	\$1,763,500	11/12/2019
2	120 Osborne St WILLIAMSTOWN 3016	\$1,705,000	21/10/2019
3	10 Tobruk Cr WILLIAMSTOWN 3016	\$1,670,000	16/11/2019

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:

16/03/2020 11:48



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,675,000

Median House Price

December quarter 2019: \$1,400,000

Comparable Properties



23 Laverton St WILLIAMSTOWN 3016 (REI/VG) Agent Comments

3 1 -

Price: \$1,763,500

Method: Sold Before Auction

Date: 11/12/2019

Property Type: House (Res)

Land Size: 364 sqm approx

120 Osborne St WILLIAMSTOWN 3016 (VG) Agent Comments

3 - -

Price: \$1,705,000

Method: Sale

Date: 21/10/2019

Property Type: House (Res)

10 Tobruk Cr WILLIAMSTOWN 3016 (REI) Agent Comments

3 1 3

Price: \$1,670,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 533 sqm approx