

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

G02/127 Douglas Parade, Williamstown Vic 3016

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Williamstown

Period - From 30/09/2019

to 29/09/2020

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	5/11-19 Ferguson St WILLIAMSTOWN 3016	\$730,000	15/09/2020
2	G8/154 Ferguson St WILLIAMSTOWN 3016	\$715,000	09/05/2020
3	6/11-19 Ferguson St WILLIAMSTOWN 3016	\$700,000	14/08/2020

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:

30/09/2020 12:52

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Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

30/09/2019 - 29/09/2020: \$645,000



Property Type:

Agent Comments

Fantastic Ground Floor apartment with amazing Northerly aspect and superb Outdoor area. - 2 bedrooms , 2 bathrooms, huge open plan kitchen meals area rear outdoor and 1 secure lock up garage,

Comparable Properties



5/11-19 Ferguson St WILLIAMSTOWN 3016 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 15/09/2020

Property Type: Apartment



G8/154 Ferguson St WILLIAMSTOWN 3016 (VG)

Agent Comments



Price: \$715,000

Method: Sale

Date: 09/05/2020

Property Type: Flat/Unit/Apartment (Res)



6/11-19 Ferguson St WILLIAMSTOWN 3016 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 14/08/2020

Property Type: Apartment