

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

23 Russell Place, Williamstown Vic 3016

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Williamstown

Period - From

01/10/2019

to

30/09/2020

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	15 John St WILLIAMSTOWN 3016	\$1,162,500	04/07/2020
2	107 John St WILLIAMSTOWN 3016	\$1,160,000	18/08/2020
3	28 Speight St NEWPORT 3015	\$1,120,000	27/05/2020

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:

02/11/2020 13:21



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2020: \$1,450,000

Comparable Properties



15 John St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments



Price: \$1,162,500
Method: Auction Sale
Date: 04/07/2020
Property Type: House (Res)
Land Size: 269 sqm approx



107 John St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Sold Before Auction
Date: 18/08/2020
Property Type: House
Land Size: 235 sqm approx



28 Speight St NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$1,120,000
Method: Sold Before Auction
Date: 27/05/2020
Property Type: House
Land Size: 407 sqm approx