

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

103 Cole Street, Williamstown Vic 3016

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Williamstown

Period - From 01/01/2020

to

31/12/2020

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 | 28 Clark St WILLIAMSTOWN 3016 | \$1,185,000 | 07/12/2020 |
| 2 | 48 Power St WILLIAMSTOWN 3016 | \$1,175,000 | 19/12/2020 |
| 3 | 107 John St WILLIAMSTOWN 3016 | \$1,160,000 | 18/08/2020 |

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:

22/01/2021 17:09



3
 2
 1

Property Type: House
Land Size: 189 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending December 2020: \$1,375,000

Comparable Properties

28 Clark St WILLIAMSTOWN 3016 (VG)

Agent Comments

2
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 -

Price: \$1,185,000
Method: Sale
Date: 07/12/2020
Property Type: House (Res)
Land Size: 313 sqm approx

48 Power St WILLIAMSTOWN 3016 (REI)

Agent Comments

3
 2
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Price: \$1,175,000
Method: Auction Sale
Date: 19/12/2020
Property Type: House



107 John St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3
 1
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Price: \$1,160,000
Method: Sold Before Auction
Date: 18/08/2020
Property Type: House
Land Size: 235 sqm approx