

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	205/4-18 Ferguson St, Williamstown, VIC 3016

Indicative selling price

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

Price Range	\$200,000	&	\$245,000
-------------	-----------	---	-----------

Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Williamstown (3016)
Period - From	18/09/2023	to	18/09/2024	Source	www.propertydata.com.au

Comparable property sales

A These are two 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
2006/60 MARKET STREET, MELBOURNE VIC 3000	\$212,800	01/08/2023
214/60 MARKET STREET, MELBOURNE VIC 3000	\$225,000	20/03/2023

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: 18/09/2024