

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

5/51 Verdon Street, Williamstown Vic 3016

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,535,000

House

X

Unit

Suburb

Williamstown

Period - From 01/04/2017

to

31/03/2018

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	85 Thompson St WILLIAMSTOWN 3016	\$1,200,000	25/11/2017
2	4 Alma Tce WILLIAMSTOWN 3016	\$1,115,000	16/12/2017
3	12 Mcguire Cr WILLIAMSTOWN 3016	\$1,050,000	09/11/2017

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.



2 1 4

Rooms:

Property Type: House (Res)

Land Size: 309 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2018: \$1,535,000

Comparable Properties



85 Thompson St WILLIAMSTOWN 3016 (REI)

Agent Comments

2 1 1

Price: \$1,200,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)



4 Alma Tce WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

2 1 2

Price: \$1,115,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 6

Property Type: House (Res)

Land Size: 380 sqm approx



12 Mcguire Cr WILLIAMSTOWN 3016 (VG)

Agent Comments

2 - -

Price: \$1,050,000

Method: Sale

Date: 09/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 330 sqm approx