

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

50 Electra Street, Williamstown Vic 3016

Indicative selling price

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

Range between \$2,200,000

&

\$2,300,000

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	12 Osborne St WILLIAMSTOWN 3016	\$2,355,000	01/11/2020
2	1 Thomas St WILLIAMSTOWN 3016	\$2,320,000	23/10/2020
3	100 Hannan St WILLIAMSTOWN 3016	\$2,130,000	10/03/2021

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:

18/03/2021 09:13



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

Year ending December 2020: \$1,375,000

Comparable Properties



12 Osborne St WILLIAMSTOWN 3016 (VG)

Agent Comments

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Price: \$2,355,000

Method: Sale

Date: 01/11/2020

Property Type: House (Res)

Land Size: 490 sqm approx



1 Thomas St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

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 1

Price: \$2,320,000

Method: Sold Before Auction

Date: 23/10/2020

Property Type: House

Land Size: 362 sqm approx



100 Hannan St WILLIAMSTOWN 3016 (REI)

Agent Comments

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 2

Price: \$2,130,000

Method: Private Sale

Date: 10/03/2021

Property Type: House

Land Size: 550 sqm approx