

## 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 26 Hotham Street, Williamstown Vic 3016

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$780,000

#### Median sale price

Median price \$1,180,000 House X Unit Suburb Williamstown

Period - From 01/10/2018 to 31/12/2018 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	57 Princes St WILLIAMSTOWN 3016	\$910,000	20/12/2018
2	6 Princes St WILLIAMSTOWN 3016	\$861,000	02/03/2019
3	22 Albert St WILLIAMSTOWN 3016	\$860,000	15/12/2018

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 229 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$780,000  
**Median House Price**  
December quarter 2018: \$1,180,000

## Comparable Properties



**57 Princes St WILLIAMSTOWN 3016 (VG)**

**Agent Comments**



**Price:** \$910,000  
**Method:** Sale  
**Date:** 20/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 239 sqm approx

**6 Princes St WILLIAMSTOWN 3016 (REI)**

**Agent Comments**



**Price:** \$861,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** House (Res)

**22 Albert St WILLIAMSTOWN 3016 (REI/VG)**

**Agent Comments**



**Price:** \$860,000  
**Method:** Auction Sale  
**Date:** 15/12/2018  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 231 sqm approx