

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

155-157 Douglas Parade, Williamstown Vic 3016

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

Single price \$1,225,000

Median sale price

Median price \$1,750,000

House

X

Unit

Suburb

Williamstown

Period - From 01/07/2018

to

30/09/2018

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	241 Douglas Pde NEWPORT 3015	\$1,200,000	09/10/2018
2	278 Melbourne Rd NEWPORT 3015	\$1,200,000	10/09/2018
3	234-236 Douglas Pde NEWPORT 3015	\$1,155,000	08/10/2018

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.



4 3.5

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,225,000

Median House Price
 September quarter 2018: \$1,750,000

Comparable Properties



241 Douglas Pde NEWPORT 3015 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 09/10/2018
Rooms: 7
Property Type: House



278 Melbourne Rd NEWPORT 3015 (VG)

Agent Comments

3 - -

Price: \$1,200,000
Method: Sale
Date: 10/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 542 sqm approx



234-236 Douglas Pde NEWPORT 3015 (REI)

Agent Comments

3 2 1

Price: \$1,155,000
Method: Private Sale
Date: 08/10/2018
Rooms: 4
Property Type: House