# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

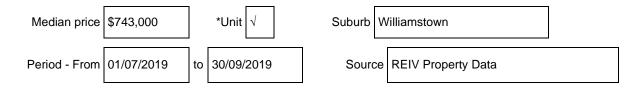
3/4 Gellibrand Street, Williamstown 3016 VIC

### Indicative selling price

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

\$500,000 - \$520,000

#### Median sale price



#### **Comparable property sales**

**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 – 14/97 Verdon Street Williamstown VIC 3016        | \$495,000 | 26-Oct-19    |
| 2 – 5/40-42 Hosking Street Williamstown VIC 3016     | \$500,000 | 03-Jul-19    |
| <b>3 –</b> 2/65 Melbourne Road Williamstown VIC 3016 | \$521,000 | 16-Nov-19    |

