

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

18/99 Melbourne Road, Williamstown Vic 3016

Indicative selling price

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

Range between \$500,000 & \$525,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Williamstown

Period - From 26/04/2020 to 25/04/2021 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	9/18 Station Rd, Williamstown, Vic 3016, Australia	\$500,000	03/03/2021
2	7/18 Station Rd WILLIAMSTOWN 3016	\$510,000	11/04/2021
3	5/99 Verdon St WILLIAMSTOWN 3016	\$500,000	06/02/2021

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:

26/04/2021 14:19



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$525,000

Median Unit Price

26/04/2020 - 25/04/2021: \$692,500

Comparable Properties

9/18 Station Rd, Williamstown, Vic 3016, Australia (REI)

Agent Comments

2 1 1

Price: \$500,000

Method:

Date: 03/03/2021

Property Type: Apartment



7/18 Station Rd WILLIAMSTOWN 3016 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Sold After Auction

Date: 11/04/2021

Property Type: Apartment



5/99 Verdon St WILLIAMSTOWN 3016 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Sold Before Auction

Date: 06/02/2021

Property Type: Apartment