

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

11 Russell Place, Williamstown Vic 3016

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,280,000

Property Type House

Suburb Williamstown

Period - From 01/07/2018

to

30/06/2019

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	1 Oakbank St NEWPORT 3015	\$1,225,000	17/05/2019
2	10 Princes St WILLIAMSTOWN 3016	\$1,100,000	28/08/2019
3	14 Pasco St WILLIAMSTOWN 3016	\$1,100,000	06/05/2019

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:

15/10/2019 12:47



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Property Type: House (Previously Occupied - Detached)
Land Size: 432 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending June 2019: \$1,280,000

Comparable Properties



1 Oakbank St NEWPORT 3015 (REI/VG)

Agent Comments

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Price: \$1,225,000
Method: Private Sale
Date: 17/05/2019
Property Type: House
Land Size: 338 sqm approx



10 Princes St WILLIAMSTOWN 3016 (REI)

Agent Comments

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Price: \$1,100,000
Method: Private Sale
Date: 28/08/2019
Rooms: 5
Property Type: House
Land Size: 300 sqm approx



14 Pasco St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

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Price: \$1,100,000
Method: Sold Before Auction
Date: 06/05/2019
Rooms: 5
Property Type: House (Res)
Land Size: 343 sqm approx