

## 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

135a Railway Place, Williamstown Vic 3016

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

Single price \$945,000

**Median sale price**

Median price \$1,323,000

House

X

Unit

Suburb

Williamstown

Period - From 01/04/2018

to

31/03/2019

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	37 John Liston Dr NEWPORT 3015	\$1,052,800	01/04/2019
2	5 Joan Kirner Dr NEWPORT 3015	\$960,000	06/01/2019
3	123 Hanmer St WILLIAMSTOWN 3016	\$850,000	03/06/2019

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.



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**Rooms:****Property Type:** Townhouse (Res)**Agent Comments****Indicative Selling Price**

\$945,000

**Median House Price**

Year ending March 2019: \$1,323,000

## Comparable Properties

**37 John Liston Dr NEWPORT 3015 (VG)****Agent Comments**

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**Price:** \$1,052,800**Method:** Sale**Date:** 01/04/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 225 sqm approx**5 Joan Kirner Dr NEWPORT 3015 (VG)****Agent Comments**

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**Price:** \$960,000**Method:** Sale**Date:** 06/01/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 203 sqm approx**123 Hanmer St WILLIAMSTOWN 3016 (REI)****Agent Comments**

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**Price:** \$850,000**Method:** Private Sale**Date:** 03/06/2019**Rooms:** -**Property Type:** House