

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	135a Railway Place, Williamstown Vic 3016
Including suburb and	
postcode	

Indicative selling price

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

Single price \$945,000

Median sale price

Median price	\$1,323,000	Hou	ise 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)

Α* 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.

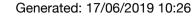
Address of comparable property

Ad	dress 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.

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031

















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)

3





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)

= 3





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)

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Price: \$850,000 **Method:** Private Sale **Date:** 03/06/2019

Rooms: -

Property Type: House

Agent Comments

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