

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

1/113 Esplanade, Williamstown VIC 3016

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single

price

-

or range between

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,343,750

*House

X

*Unit

Suburb

WILLIAMSTOWN VIC 3016

Period - From

March 2016

to

March 2017

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.	233 Nelson Place, Williamstown VIC 3016	\$1,860,000	26/11/2016
2.	94 Morris Street, Williamstown VIC 3016	\$1,670,000	24/12/2016
3.	68 Osborne Street, Williamstown VIC 3016	\$1,700,000	1/04/2017