# 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

148 Aitken Street, Williamstown Vic 3016

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,400,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,611,500	Pro	operty Type	Hou	se		Suburb	Williamstown
Period - From	09/10/2023	to	08/10/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	150 Aitken St WILLIAMSTOWN 3016	\$1,380,000	07/09/2024
2	35 Thompson St WILLIAMSTOWN 3016	\$1,425,000	20/04/2024
3	16 Breadalbane PI NEWPORT 3015	\$1,465,000	20/04/2024

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:

09/10/2024 15:10









**Property Type:** Agent Comments

**Indicative Selling Price** \$1,400,000 - \$1,450,000 **Median House Price** 09/10/2023 - 08/10/2024: \$1,611,500

# **Comparable Properties**



150 Aitken St WILLIAMSTOWN 3016 (REI)



Price: \$1,380,000 Method: Private Sale Date: 07/09/2024 Property Type: House

35 Thompson St WILLIAMSTOWN 3016 (REI)

Agent Comments

Agent Comments



Price: \$1,425,000 Method: Sold Before Auction Date: 20/04/2024 Property Type: House (Res)



16 Breadalbane PI NEWPORT 3015 (REI)



Price: \$1,465,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



propertydata

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