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

15/99 Verdon Street, Williamstown Vic 3016

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$480,000		&		\$520,000)		
Median sale p	rice							
Median price	\$686,000	Pro	operty Type	Unit			Suburb	Williamstown
Period - From	06/04/2020	to	05/04/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	109/133 Railway PI WILLIAMSTOWN 3016	\$511,000	14/12/2020
2	5/99 Verdon St WILLIAMSTOWN 3016	\$499,000	08/01/2021
3	106/129 Douglas Pde WILLIAMSTOWN 3016	\$480,000	20/01/2021

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:

06/04/2021 12:06









Rooms: 3 Property Type: Flat Land Size: 1579.005 sqm approx Agent Comments Indicative Selling Price \$480,000 - \$520,000 Median Unit Price 06/04/2020 - 05/04/2021: \$686,000

Comparable Properties

109/133 Railway PI WILLIAMSTOWN 3016 (REI/VG)	Agent Comments
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	_
Price: \$511,000 Method: Sold Before Auction	
Date: 14/12/2020 Property Type: Apartment	
5/99 Verdon St WILLIAMSTOWN 3016 (VG) └───────────────────────────────-	Agent Comments
Price: \$499,000 Method: Sale Date: 08/01/2021 Property Type: Strata Unit/Flat Land Size: 1517 sqm approx	_
106/129 Douglas Pde WILLIAMSTOWN 3016 (VG)	Agent Comments
== 1 🛶 - 🛱 -	
Price: \$480,000 Method: Sale Date: 20/01/2021	_
Property Type: Flat/Unit/Apartment (Res) Land Size: 876 sqm approx	

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.