

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 consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$686,000 Property Type Unit Suburb Williamstown

Period - From 06/04/2020 to 05/04/2021 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	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



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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
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Price: \$511,000

Method: Sold Before Auction

Date: 14/12/2020

Property Type: Apartment



5/99 Verdon St WILLIAMSTOWN 3016 (VG)

Agent Comments

2
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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

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Price: \$480,000

Method: Sale

Date: 20/01/2021

Property Type: Flat/Unit/Apartment (Res)

Land Size: 876 sqm approx