

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

31 Osborne Street, Williamstown Vic 3016

Indicative selling price

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

Range between

\$940,000

&

\$980,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Williamstown

Period - From

01/07/2019

to

30/09/2019

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	78 Parker St WILLIAMSTOWN 3016	\$1,082,500	07/05/2019
2	90 Railway Pl WILLIAMSTOWN 3016	\$1,060,000	20/07/2019
3	21 Castle St WILLIAMSTOWN 3016	\$950,000	24/10/2019

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.~~

This Statement of Information was prepared on:

07/11/2019 15:27



3 1 1

Property Type: House (Res)

Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price

\$940,000 - \$980,000

Median House Price

September quarter 2019: \$1,300,000

Comparable Properties



78 Parker St WILLIAMSTOWN 3016 (VG)

Agent Comments

3 - -

Price: \$1,082,500

Method: Sale

Date: 07/05/2019

Property Type: House (Res)

Land Size: 219 sqm approx



90 Railway Pl WILLIAMSTOWN 3016 (VG)

Agent Comments

3 - -

Price: \$1,060,000

Method: Sale

Date: 20/07/2019

Property Type: House (Res)

Land Size: 239 sqm approx



21 Castle St WILLIAMSTOWN 3016 (REI)

Agent Comments

3 1 -

Price: \$950,000

Method: Private Sale

Date: 24/10/2019

Property Type: House

Land Size: 179 sqm approx