

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

35 Cecil Street, Williamstown Vic 3016

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Williamstown

Period - From 01/01/2020

to

31/12/2020

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	38 Yarra St WILLIAMSTOWN 3016	\$1,300,000	03/12/2020
2	6 Albert St WILLIAMSTOWN 3016	\$1,235,000	07/11/2020
3	23 Russell Pl WILLIAMSTOWN 3016	\$1,218,000	17/11/2020

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:

29/01/2021 10:40



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Property Type: House
Land Size: 194 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending December 2020: \$1,375,000

Comparable Properties



38 Yarra St WILLIAMSTOWN 3016 (VG)

Agent Comments

3 - -

Price: \$1,300,000
Method: Sale
Date: 03/12/2020
Property Type: House (Res)
Land Size: 235 sqm approx



6 Albert St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 1 -

Price: \$1,235,000
Method: Private Sale
Date: 07/11/2020
Property Type: House
Land Size: 226 sqm approx

23 Russell Pl WILLIAMSTOWN 3016 (REI)

Agent Comments

3 1 1

Price: \$1,218,000
Method: Private Sale
Date: 17/11/2020
Rooms: 5
Property Type: House
Land Size: 445 sqm approx