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 | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|--------------|
| Range betweer | \$1,250,000 | | & | | \$1,350,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,375,000 | Pro | operty Type | Ηοι | ise | | Suburb | Williamstown |
| Period - From | 01/01/2020 | to | 31/12/2020 | | 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.

| Add | dress 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 PI 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









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)



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

Agent Comments

Agent Comments



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

3

23 Russell PI WILLIAMSTOWN 3016 (REI)

6 Albert St WILLIAMSTOWN 3016 (REI/VG)

6 -

Agent Comments



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