

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

56 Cole Street, Williamstown

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$860,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$1,329,000

\*House

X

\*Unit

Suburb

Williamstown

Period - From

01/07/2017

to

30/09/2017

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	5/11-19 Ferguson Street, Williamstown	\$751,000	09/09/2017
2	2/47 Power Street, Williamstown	\$855,000	20/05/2017
3	39 Twyford Street, Williamstown	\$884,000	06/05/2017