

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

56 Merrett Drive, Williamstown Vic 3016

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Williamstown

Period - From

01/10/2019

to

31/12/2019

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	1 Smith Av WILLIAMSTOWN 3016	\$1,650,000	17/10/2019
2	55 Hannan St WILLIAMSTOWN 3016	\$1,600,000	16/11/2019
3	26 Walker St NEWPORT 3015	\$1,480,000	01/11/2019

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:

16/04/2020 19:44



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2019: \$1,400,000

Comparable Properties

1 Smith Av WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 17/10/2019

Rooms: 7

Property Type: House

Land Size: 456 sqm approx



55 Hannan St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 2 3

Price: \$1,600,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 442 sqm approx



26 Walker St NEWPORT 3015 (REI/VG)

Agent Comments

4 2 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 01/11/2019

Property Type: House

Land Size: 490 sqm approx