

# RT Edgar

## STATEMENT OF INFORMATION

### House offered for sale

153 Ferguson Street, Williamstown VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lower price

\$800,000

Higher price

& \$880,000

### Suburb unit median sale price

Median price 1,265,000

Suburb Williamstown

Period - From 9th Mar 2019

to 9th Sept 2019

Source Realestate.com

### Comparable property sales

**A.** These are the details of the three units that RT Edgar (Williamstown) estate agent and (Joanne Royston) consider to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type/class (ie. 1BR Apt)	Address of comparable property	Price	Date of sale
2 bedroom House	<b>1</b> 123 Hanmer St, Williamstown	\$859,000	03/06/2019
2 bedroom Unit	<b>2</b> 3/18 Princes St, Williamstown	\$770,000	24/04/2019
2 bedroom House	<b>3</b> 28 Queen St, Williamstown	\$ 810,000	16/03/2019

This Statement of Information was prepared on

09/09/19