

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

147 Aitken Street, Williamstown Vic 3016

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,602,500 Property Type House Suburb Williamstown

Period - From 01/01/2020 to 31/03/2020 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	63 Dover Rd WILLIAMSTOWN 3016	\$1,180,000	10/12/2019
2	35 Russell PI WILLIAMSTOWN 3016	\$1,100,000	30/11/2019
3	127 Melbourne Rd WILLIAMSTOWN 3016	\$1,030,000	01/04/2020

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:

14/05/2020 13:35



3
 1
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2020: \$1,602,500

Comparable Properties

63 Dover Rd WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

2
 1
 2

Price: \$1,180,000

Method: Private Sale

Date: 10/12/2019

Rooms: 5

Property Type: House

Land Size: 330 sqm approx



35 Russell Pl WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,100,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 378 sqm approx



127 Melbourne Rd WILLIAMSTOWN 3016 (REI)

Agent Comments

3
 2
 2

Price: \$1,030,000

Method: Sold Before Auction

Date: 01/04/2020

Property Type: House