

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 18/283 Williamstown Road, Yarraville Vic 3013

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$654,200 House Unit X Suburb Yarraville

Period - From 01/01/2017 to 31/12/2017 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	2/21 Bellairs Av SEDDON 3011	\$435,000	16/12/2017
2	5/199 Geelong Rd KINGSVILLE 3012	\$430,000	13/11/2017
3	7/38 Bishop St KINGSVILLE 3012	\$406,000	10/02/2018

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.



2 -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending December 2017: \$654,200

Comparable Properties



2/21 Bellairs Av SEDDON 3011 (REI)

Agent Comments

2 1 1

Price: \$435,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 3

Property Type: Apartment



5/199 Geelong Rd KINGSVILLE 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000

Method: Sold Before Auction

Date: 13/11/2017

Rooms: 3

Property Type: House

Land Size: 69 sqm approx



7/38 Bishop St KINGSVILLE 3012 (REI)

Agent Comments

2 1 1

Price: \$406,000

Method: Sold Before Auction

Date: 10/02/2018

Rooms: 3

Property Type: Apartment