

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

4 Richard 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)

\$895,000

### Median sale price

|               |                              |       |                                |        |                |         |
|---------------|------------------------------|-------|--------------------------------|--------|----------------|---------|
| Median price  | \$1,380,000                  | House | X                              | Unit   | Suburb         | Newport |
| Period - From | 1 <sup>st</sup> January 2018 | to    | 31 <sup>st</sup> December 2018 | Source | Realestate.com |         |

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Williamstown estate agents and Joanne Royston consider to be most comparable to the property for sale.

| Address of comparable property   | Price     | Date of sale |
|----------------------------------|-----------|--------------|
| 1 59 Princes Street Williamstown | \$860,000 | 23/10/2018   |
| 2 57 Princes Street Williamstown | \$910,000 | 24/12/2018   |
| 3 100 John Street Williamstown   | \$880,000 | 31/10/2018   |