

# 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

71 Champion Road, Williamstown Vic 3016

### Indicative selling price

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

Single price

\$820,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Williamstown

Period - From

16/09/2018

to

15/09/2019

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	63 Champion Rd WILLIAMSTOWN NORTH 3016	\$880,000	20/07/2019
2	19 Cerberus Cr WILLIAMSTOWN NORTH 3016	\$822,000	11/07/2019
3	4 Myrtle St WILLIAMSTOWN NORTH 3016	\$810,000	06/06/2019

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:

16/09/2019 16:04



3 1 3

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$820,000

**Median House Price**

16/09/2018 - 15/09/2019: \$1,300,000

## Comparable Properties



**63 Champion Rd WILLIAMSTOWN NORTH 3016 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$880,000

**Method:** Private Sale

**Date:** 20/07/2019

**Property Type:** House

**Land Size:** 326 sqm approx

**19 Cerberus Cr WILLIAMSTOWN NORTH 3016 (REI/VG)**

Agent Comments

4 1 1

**Price:** \$822,000

**Method:** Sold Before Auction

**Date:** 11/07/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 402 sqm approx



**4 Myrtle St WILLIAMSTOWN NORTH 3016 (REI)**

Agent Comments

3 1 1

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 06/06/2019

**Property Type:** House