

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 38 Walter 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)

range between \$950,000 & \$1,050,000

### Median sale price

Median price \$1,180,000

\*House ☒

Suburb Williamstown

Period - From 01/10/2018 to 31/12/2018

Source REIV Property Data

### Comparable property sales

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 – 130 Kororoit Creek Rd WILLIAMSTOWN NORTH 3016 VIC	\$940,000	13/11/2018
2 – 21 Woods St NEWPORT 3015 VIC	\$1,035,000	08/09/2018
3 – 4 Nicosia Ct WILLIAMSTOWN NORTH 3016 VIC	\$1,092,500	03/10/2018