

# 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

63 Dover 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

\$1,200,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Williamstown

Period - From

01/07/2019

to

30/09/2019

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	28 Russell PI WILLIAMSTOWN 3016	\$1,161,000	12/10/2019
2	54 Verdon St WILLIAMSTOWN 3016	\$1,130,000	14/09/2019
3	10 Princes St WILLIAMSTOWN 3016	\$1,100,000	28/08/2019

**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:

25/11/2019 09:35



2   
 1   
 2

**Property Type:** House  
**Land Size:** 330 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$1,200,000

**Median House Price**

September quarter 2019: \$1,300,000

## Comparable Properties

**28 Russell PI WILLIAMSTOWN 3016 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$1,161,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Property Type:** House (Res)



**54 Verdon St WILLIAMSTOWN 3016 (REI)**

Agent Comments

4   
 2   
 -

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 226 sqm approx



**10 Princes St WILLIAMSTOWN 3016 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 28/08/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 300 sqm approx