

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	32 Railway Crescent, Williamstown Vic 3016
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,500,000	&	\$2,600,000
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Median sale price

Median price	\$1,750,000	Hou	se X	Unit		Suburb	Williamstown
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

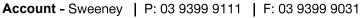
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	51 Cole St WILLIAMSTOWN 3016	\$2,710,000	01/12/2018
2	2 Clark St WILLIAMSTOWN 3016	\$2,650,000	01/09/2018
3	4 Stanley St WILLIAMSTOWN 3016	\$2,620,000	09/06/2018

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.









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Property Type: House Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price \$2,500,000 - \$2,600,000 **Median House Price** September quarter 2018: \$1,750,000

Comparable Properties

51 Cole St WILLIAMSTOWN 3016 (REI)

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Price: \$2,710,000 Method: Auction Sale Date: 01/12/2018 Rooms: 9

Property Type: House Land Size: 552 sqm approx Agent Comments

2 Clark St WILLIAMSTOWN 3016 (REI/VG)

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Price: \$2,650,000 Method: Auction Sale Date: 01/09/2018

Rooms: -

Property Type: House (Res) Land Size: 380 sqm approx Agent Comments









Price: \$2,620,000 Method: Auction Sale

Rooms: 7

Date: 09/06/2018

Property Type: House (Res)

Agent Comments

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031

