

## 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

32 Railway Crescent, 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 \$2,500,000

&amp;

\$2,600,000

**Median sale price**

Median price \$1,750,000

House

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.

	Address 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.~~



5   
 3   
 4

**Rooms:****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)**

Agent Comments

5   
 2   
 1

**Price:** \$2,710,000**Method:** Auction Sale**Date:** 01/12/2018**Rooms:** 9**Property Type:** House**Land Size:** 552 sqm approx**2 Clark St WILLIAMSTOWN 3016 (REI/VG)**

Agent Comments

4   
 2   
 4

**Price:** \$2,650,000**Method:** Auction Sale**Date:** 01/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 380 sqm approx**4 Stanley St WILLIAMSTOWN 3016 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$2,620,000**Method:** Auction Sale**Date:** 09/06/2018**Rooms:** 7**Property Type:** House (Res)