

RT Edgar

STATEMENT OF INFORMATION

25 October 2018

Property offered for sale

12/81 Melbourne Road, Williamstown VIC 3016

Indicative selling price

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

\$435,000

Median sale price

Median price	\$565,000	House		Unit	X	Suburb	Williamstown
Period - From	1 st September 2017	to	10 th September 2018	Source	Realestate.com		

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Williamstown estate agents and Joanne Royston consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4/65 Melbourne Road, Williamstown	\$470,000	28/07/2018
2 1/18 Station Road, Williamstown	\$480,000	18/08/2018
3 4/88 Victoria Street, Williamstown	\$420,000	28/06/2018