

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

168 Osborne Street, Williamstown Vic 3016

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Williamstown

Period - From 01/10/2019

to

30/09/2020

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	91 Pasco St WILLIAMSTOWN 3016	\$1,370,000	28/10/2020
2	7 Garden St WILLIAMSTOWN 3016	\$1,213,000	01/08/2020
3	26 Proctor St WILLIAMSTOWN 3016	\$1,210,000	20/07/2020

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:

02/11/2020 12:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending September 2020: \$1,450,000

Comparable Properties



91 Pasco St WILLIAMSTOWN 3016 (REI)

Agent Comments



Price: \$1,370,000
Method: Sold Before Auction
Date: 28/10/2020
Property Type: House (Res)

7 Garden St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments



Price: \$1,213,000
Method: Auction Sale
Date: 01/08/2020
Rooms: 5
Property Type: House (Res)
Land Size: 285 sqm approx

26 Proctor St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments



Price: \$1,210,000
Method: Sold Before Auction
Date: 20/07/2020
Property Type: House (Res)
Land Size: 456 sqm approx