

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

~~Single price~~ \$ or range between \$390,000 & \$410,000

Median sale price

(*Delete house or unit as applicable)

Median price \$630,000 *House ☐ *unit ☒ Suburb or locality WILLIAMSTOWN
 Period - From 1 OCT 2018 to 31 DEC 2018 Source REIV

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

A* These are the three properties sold within two kilometres/~~five kilometres~~* of the property for sale in the last six months/~~18 months~~* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 7/65 MELBOURNE ROAD, WILLIAMSTOWN 3016	\$395,000	7 SEPT 2018
2. 9/6 FERGUSON STREET, WILLIAMSTOWN 3016	\$395,000	25 SEPT 2018
3. 1/485 MELBOURNE ROAD, NEWPORT 3015	\$410,000	22 JAN 2019

OR

B* ~~Either~~ 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*.

~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)