

# 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

7 Cerberus Crescent, Williamstown North Vic 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$901,000

### Median sale price

Median price \$915,000

Property Type House

Suburb Williamstown North

Period - From 09/04/2019

to 08/04/2020

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	21 Melbourne Rd WILLIAMSTOWN 3016	\$900,000	14/12/2019
2	6 Jubilee St NEWPORT 3015	\$885,000	19/12/2019
3	16 Goss Tce WILLIAMSTOWN 3016	\$880,000	21/12/2019

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:

09/04/2020 16:54