

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

193 Melbourne Road, Williamstown Vic 3016

Indicative selling price

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

Single price \$1,040,000

Median sale price

Median price \$1,650,000

House

X

Unit

Suburb

Williamstown

Period - From 01/10/2017

to

31/12/2017

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	35 Rifle Range Dr WILLIAMSTOWN 3016	\$1,012,000	26/09/2017
2	38 Park Cr WILLIAMSTOWN NORTH 3016	\$1,003,000	13/10/2017
3	192 Melbourne Rd WILLIAMSTOWN 3016	\$950,000	19/01/2018

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.



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Rooms:**Property Type:** House**Land Size:** 294 sqm approx

Agent Comments

Indicative Selling Price

\$1,040,000

Median House Price

December quarter 2017: \$1,650,000

Comparable Properties

35 Rifle Range Dr WILLIAMSTOWN 3016
(REI/VG)

Agent Comments

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 2

Price: \$1,012,000**Method:** Sold Before Auction**Date:** 26/09/2017**Rooms:** 6**Property Type:** House**Land Size:** 265 sqm approx

38 Park Cr WILLIAMSTOWN NORTH 3016
(REI/VG)

Agent Comments

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Price: \$1,003,000**Method:** Private Sale**Date:** 13/10/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 374 sqm approx

192 Melbourne Rd WILLIAMSTOWN 3016 (REI) Agent Comments

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Price: \$950,000**Method:** Private Sale**Date:** 19/01/2018**Rooms:** 4**Property Type:** House (Res)