

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

101 Dover Road, Williamstown Vic 3016

Indicative selling price

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

Range between \$890,000

&

\$940,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Williamstown

Period - From 01/10/2019

to 31/12/2019

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	16 Goss Tce WILLIAMSTOWN 3016	\$950,000	29/11/2019
2	4 Richard St WILLIAMSTOWN 3016	\$895,000	14/09/2019
3	153 Ferguson St WILLIAMSTOWN 3016	\$875,000	12/10/2019

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:

18/02/2020 13:30



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$890,000 - \$940,000

Median House Price

December quarter 2019: \$1,400,000

Comparable Properties



16 Goss Tce WILLIAMSTOWN 3016 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Sold Before Auction

Date: 29/11/2019

Property Type: House (Res)

4 Richard St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 - -

Price: \$895,000

Method: Private Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 286 sqm approx



153 Ferguson St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

2 1 1

Price: \$875,000

Method: Private Sale

Date: 12/10/2019

Property Type: House (Res)

Land Size: 192 sqm approx