Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 55 John Street, Williamstown Vic 3016

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,050,000		&		\$1,155,000			
Median sale p	rice							
Median price	\$1,411,000	Pro	operty Type	Hou	se		Suburb	Williamstown
Period - From	08/04/2020	to	07/04/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	165 Aitken St WILLIAMSTOWN 3016	\$1,200,000	21/12/2020
2	42 Dover Rd WILLIAMSTOWN 3016	\$1,140,000	03/02/2021
3	9 Union St WILLIAMSTOWN 3016	\$1,050,000	17/03/2021

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:

08/04/2021 10:45









Rooms: 3 Property Type: House (Res) Land Size: 250.658 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price 08/04/2020 - 07/04/2021: \$1,411,000

Comparable Properties



165 Aitken St WILLIAMSTOWN 3016 (VG)



Price: \$1,200,000 Method: Sale Date: 21/12/2020 Property Type: House - Attached House N.E.C. Land Size: 412 sqm approx

42 Dover Rd WILLIAMSTOWN 3016 (REI)

Agent Comments

Agent Comments





Price: \$1,140,000 Method: Sold Before Auction Date: 03/02/2021 Property Type: House

9 Union St WILLIAMSTOWN 3016 (REI)



Price: \$1,050,000 Method: Private Sale Date: 17/03/2021 Property Type: House Land Size: 229 sqm approx Agent Comments

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.