

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 23 Rifle Range Drive, Williamstown VIC 3016

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 \$*900,000 & \$950,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,343,750 *House ☒ *Unit ☐ Suburb Williamstown

Period - From 01/01/2017 to 31/03/2017 Source REIV Property Data

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 – 4 Bates drive, Williamstown VIC 3016	\$945,000	24/10/2016
2 – 14 McDonald street, Williamstown VIC 3016	\$937,000	15/10/2016
3 – 3 Hosking crt, Williamstown VIC 3016	\$975,000	10/12/2016

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.