

## 152 Ferguson Street, Williamstown Vic 3016



**3 Beds 2 Bath 2 Cars**

**Property Type:** Townhouse (Res)

Land size: 243m<sup>2</sup>

**Indication Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

March Quarter 2017: \$1,343,750

## Comparable Properties



**6 Caspian Terrace, Williamstown 3016 (REI)**

**4 Beds 3 Bath 2 Cars**

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 28/04/2017

**Property Type:** House (Res)

**Land Size:** 183m<sup>2</sup>

**Agent Comments:** 4 Bedroom accommodation, modern construction, smaller land size



**212 Coogee Lane, Williamstown 3016 (REI)**

**3 Beds 2 Bath 2 Cars**

**Price:** \$1,170,000

**Method:** Sold Before Auction

**Date:** 19/04/2017

**Property Type:** House

**Land Size:** 180m<sup>2</sup>

**Agent Comments:** Modern construction, smaller land size. No study area



**14 Farrell Court, Williamstown 3016 (REI)**

**3 Beds 2 Bath 1 Car**

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Property Type:** House (Res)

**Land Size:** 302m<sup>2</sup>

**Agent Comments:** More dated. Larger land size. Location not as desirable.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Including suburb or locality and postcode	152 Ferguson Street, Williamstown Vic 3016
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#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,343,750	House	<input checked="" type="checkbox"/>	Suburb or locality	Williamstown
Period - From	01/01/2017	to	31/03/2017	Source	REIV

#### Comparable property sales

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
6 Caspian Terrace, Williamstown	\$ 1,200,000	28/04/2017
212 Coogee Lane, Williamstown 3016	\$ 1,170,000	19/04/2017
14 Farrell Court, Williamstown 3016	\$ 1,100,000	25/03/2017