

# 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 7/95 FERGUSON STREET, WILLIAMSTOWN 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$810,000

or range between

\$\*

&

\$

### Median sale price

Median price \$593,000

Property type APARTMENT

Suburb WILLIAMSTOWN

Period - From 1 APRIL 2020

to

31 JUNE 2020

Source RIEV

### 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
1 501/47 Nelson Place, Williamstown, Vic 3016	\$820,000	24 Jun 2020
2 2/11-19 Ferguson Street, Williamstown, Vic 3016	\$815,000	09 Jun 2020
3	\$	

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<sup>th</sup> August 2020