

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

1/14-16 Yarra Street, Williamstown Vic 3016

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,725,000

Median sale price

Median price \$1,570,000

House

X

Unit

Suburb

Williamstown

Period - From 01/04/2018

to

30/06/2018

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	27 Cole St WILLIAMSTOWN 3016	\$1,780,000	13/03/2018
2	241 Melbourne Rd NEWPORT 3015	\$1,762,500	10/04/2018
3	34 Tobruk Cr WILLIAMSTOWN 3016	\$1,700,000	21/06/2018

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.



3 2 3

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,725,000

Median House Price
 June quarter 2018: \$1,570,000

Comparable Properties



27 Cole St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

4 2 2

Price: \$1,780,000
Method: Private Sale
Date: 13/03/2018
Rooms: 7
Property Type: House
Land Size: 315 sqm approx



241 Melbourne Rd NEWPORT 3015 (VG)

Agent Comments

4 - -

Price: \$1,762,500
Method: Sale
Date: 10/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 375 sqm approx



34 Tobruk Cr WILLIAMSTOWN 3016 (REI)

Agent Comments

4 2 2

Price: \$1,700,000
Method: Sold Before Auction
Date: 21/06/2018
Rooms: 8
Property Type: House
Land Size: 333 sqm approx