

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

3 Mill Lane Williamstown 3016

Indicative selling price

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

\$ 2,000,000

&

\$ 2,200,000

Median sale price

Median price

\$ 1,750,000

House

Suburb

Williamstown

Period - From

July 2018

to

Sept 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. 96 Dover Road Williamstown 3016 | \$ 2,290,000 | 1.12.2018 |
| 2. 3/261 Nelson Place Williamstown 3016 | \$ 2,370,000 | 15.09.2018 |
| 3. 4 Rifle Range Drive Williamstown 3016 | \$ 2,025,000 | 11.08.2018 |