

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

57 Princes Street, Williamstown Vic 3016

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

Single price \$920,000

Median sale price

Median price \$1,750,000

House

X

Unit

Suburb

Williamstown

Period - From 01/07/2018

to

30/09/2018

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	279 Douglas Pde NEWPORT 3015	\$915,000	01/09/2018
2	28 Effingham Rd NEWPORT 3015	\$910,000	24/11/2018
3	191 Melbourne Rd WILLIAMSTOWN 3016	\$902,500	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.



Rooms:
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$920,000

Median House Price
 September quarter 2018: \$1,750,000

Comparable Properties



279 Douglas Pde NEWPORT 3015 (REI/VG)

Agent Comments



Price: \$915,000
Method: Auction Sale
Date: 01/09/2018
Rooms: 6
Property Type: House (Res)
Land Size: 368 sqm approx



28 Effingham Rd NEWPORT 3015 (REI)

Agent Comments



Price: \$910,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 262 sqm approx



191 Melbourne Rd WILLIAMSTOWN 3016 (REI/VG)

Agent Comments



Price: \$902,500
Method: Private Sale
Date: 21/06/2018
Rooms: 4
Property Type: House
Land Size: 302 sqm approx