

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	57 Princes Street, Williamstown Vic 3016
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$920,000

Median sale price

Median price	\$1,750,000	Hou	ise X	Unit		Suburb	Williamstown
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

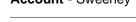
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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)

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Price: \$915,000 Method: Auction Sale Date: 01/09/2018

Rooms: 6

Property Type: House (Res) **Land Size:** 368 sqm approx

Agent Comments



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)

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Price: \$902,500 Method: Private Sale Date: 21/06/2018

Rooms: 4

Property Type: House **Land Size:** 302 sqm approx

Agent Comments

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031





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