

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

8 Gem Street, Williamstown North Vic 3016

Indicative selling price

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

Range between

\$700,000

&

\$720,000

Median sale price

Median price

\$880,000

Property Type

House

Suburb

Williamstown North

Period - From

06/03/2019

to

05/03/2020

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	71 Champion Rd WILLIAMSTOWN NORTH 3016	\$782,500	23/09/2019
2			
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:

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Indicative Selling Price

\$700,000 - \$720,000

Median House Price

06/03/2019 - 05/03/2020: \$880,000



3 1 2

Rooms: 4

Property Type: House - semi-detached

Land Size: 391 sqm approx

Agent Comments

3 bedroom semi-detached brick home, north facing backyard and facing the park.

Comparable Properties



71 Champion Rd WILLIAMSTOWN NORTH 3016 (REI/VG)

3 2 3

Price: \$782,500

Method: Private Sale

Date: 23/09/2019

Rooms: 6

Property Type: House

Land Size: 350 sqm approx

Agent Comments

Similar location, slightly smaller land, semi detached brick residence, better internally but sold in a worse market.

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.