

## 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

35 Rifle Range Drive, Williamstown Vic 3016

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 &amp; \$940,000

## Median sale price

Median price \$1,328,500 House X Unit Suburb Williamstown

Period - From 01/04/2017 to 30/06/2017 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 | 14 Illawarra St WILLIAMSTOWN 3016 | \$940,000 | 10/12/2016   |
| 2 | 14 Mcdonald St WILLIAMSTOWN 3016  | \$937,000 | 15/10/2016   |
| 3 | 19 Jobson St WILLIAMSTOWN 3016    | \$895,000 | 03/10/2016   |

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:**  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$940,000  
**Median House Price**  
June quarter 2017: \$1,328,500

## Comparable Properties



**14 Illawarra St WILLIAMSTOWN 3016 (REI/VG)** **Agent Comments**



**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 10/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 156 sqm approx



**14 McDonald St WILLIAMSTOWN 3016 (REI/VG)** **Agent Comments**



**Price:** \$937,000  
**Method:** Sold Before Auction  
**Date:** 15/10/2016  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 246 sqm approx



**19 Jobson St WILLIAMSTOWN 3016 (VG)** **Agent Comments**



**Price:** \$895,000  
**Method:** Sale  
**Date:** 03/10/2016  
**Rooms:** -  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Dwelling