

# 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

20 Dover Road, 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 \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,411,000

Property Type House

Suburb Williamstown

Period - From 09/04/2020

to

08/04/2021

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	19 James St WILLIAMSTOWN 3016	\$1,190,000	25/02/2021
2	42 Dover Rd WILLIAMSTOWN 3016	\$1,140,000	03/02/2021
3	9 Union St WILLIAMSTOWN 3016	\$1,050,000	17/03/2021

**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:

09/04/2021 11:43



2 1 0

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 124 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

09/04/2020 - 08/04/2021: \$1,411,000

## Comparable Properties



**19 James St WILLIAMSTOWN 3016 (REI)**

Agent Comments

3 1 1

**Price:** \$1,190,000

**Method:** Sold Before Auction

**Date:** 25/02/2021

**Property Type:** House (Res)

**42 Dover Rd WILLIAMSTOWN 3016 (REI)**

Agent Comments

2 1 -

**Price:** \$1,140,000

**Method:** Sold Before Auction

**Date:** 03/02/2021

**Property Type:** House



**9 Union St WILLIAMSTOWN 3016 (REI)**

Agent Comments

2 1 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 17/03/2021

**Property Type:** House

**Land Size:** 229 sqm approx