

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

6/11-19 Ferguson Street, Williamstown Vic 3016

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price \$631,000

Property Type Unit

Suburb Williamstown

Period - From 05/08/2019

to 04/08/2020

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	6/69 Park Cr WILLIAMSTOWN NORTH 3016	\$745,000	07/05/2020
2	104/5-11 Cole St WILLIAMSTOWN 3016	\$735,000	29/02/2020
3	G8/154 Ferguson St WILLIAMSTOWN 3016	\$715,000	09/05/2020

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:

05/08/2020 11:44



2
 1
 2

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$720,000 - \$760,000

Median Unit Price

05/08/2019 - 04/08/2020: \$631,000

Comparable Properties

6/69 Park Cr WILLIAMSTOWN NORTH 3016
(REI)

Agent Comments

2
 2
 1

Price: \$745,000

Method: Private Sale

Date: 07/05/2020

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

104/5-11 Cole St WILLIAMSTOWN 3016
(REI/VG)

Agent Comments

2
 1
 2

Price: \$735,000

Method: Private Sale

Date: 29/02/2020

Property Type: Apartment



G8/154 Ferguson St WILLIAMSTOWN 3016
(VG)

Agent Comments

2
 -
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Price: \$715,000

Method: Sale

Date: 09/05/2020

Property Type: Flat/Unit/Apartment (Res)