

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

28/8 The Strand, Williamstown Vic 3016

Indicative selling price

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

Single price \$945,000

Median sale price

Median price \$1,535,000

House

X

Unit

Suburb

Williamstown

Period - From 01/04/2017

to

31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	16/87-93 Stevedore St WILLIAMSTOWN 3016	\$955,000	09/01/2018
2	5 Thompson St WILLIAMSTOWN 3016	\$925,000	20/03/2018
3	6/65-75 Stevedore St WILLIAMSTOWN 3016	\$917,500	15/03/2018

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.



2
 2
 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$945,000

Median House Price

Year ending March 2018: \$1,535,000

Comparable Properties



16/87-93 Stevedore St WILLIAMSTOWN 3016 (VG)

Agent Comments

2
 -
 -

Price: \$955,000

Method: Sale

Date: 09/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



5 Thompson St WILLIAMSTOWN 3016 (REI)

Agent Comments

2
 2
 1

Price: \$925,000

Method: Private Sale

Date: 20/03/2018

Rooms: 4

Property Type: House



6/65-75 Stevedore St WILLIAMSTOWN 3016 (REI)

Agent Comments

3
 2
 1

Price: \$917,500

Method: Private Sale

Date: 15/03/2018

Rooms: 4

Property Type: Townhouse (Res)