## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	fered for	sale
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Address	37 Cole Street, Williamstown Vic 3016
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000

#### Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Williamstown
Period - From	01/10/2019	to	31/12/2019		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	38 Perry St WILLIAMSTOWN 3016	\$1,500,000	24/10/2019	
2	13 Nelson PI WILLIAMSTOWN 3016	\$1,365,000	10/09/2019	
3	10 Russell PI WILLIAMSTOWN 3016	\$1,350,000	13/01/2020	

#### 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:	27/02/2020 10:46
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Property Type: House Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December guarter 2019: \$1,400,000

# Comparable Properties



38 Perry St WILLIAMSTOWN 3016 (REI/VG)

**Agent Comments** 

Price: \$1,500,000 Method: Private Sale Date: 24/10/2019

Rooms: 4

Property Type: House Land Size: 264 sqm approx

13 Nelson PI WILLIAMSTOWN 3016 (REI/VG)

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Agent Comments

Price: \$1,365,000 Method: Private Sale Date: 10/09/2019 Property Type: House

Land Size: 90 sqm approx



Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 13/01/2020

Rooms: 5

Property Type: House (Res) Land Size: 486 sqm approx

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.