

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

37 Cole Street, Williamstown Vic 3016

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 Property 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



3 3 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2019: \$1,400,000

Comparable Properties



38 Perry St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

4 2 1

Price: \$1,500,000

Method: Private Sale

Date: 24/10/2019

Rooms: 4

Property Type: House

Land Size: 264 sqm approx

13 Nelson Pl WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

4 2 2

Price: \$1,365,000

Method: Private Sale

Date: 10/09/2019

Property Type: House

Land Size: 90 sqm approx



10 Russell Pl WILLIAMSTOWN 3016 (REI)

Agent Comments

3 1 2

Price: \$1,350,000

Method: Private Sale

Date: 13/01/2020

Rooms: 5

Property Type: House (Res)

Land Size: 486 sqm approx