

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

11/53 Morris Street, Williamstown Vic 3016

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000

&

\$520,000

Median sale price

Median price \$820,000

House

Unit

X

Suburb

Williamstown

Period - From 01/01/2018

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 | 3/2 Thompson St WILLIAMSTOWN 3016 | \$520,000 | 27/03/2018 |
| 2 | 6/53 Morris St WILLIAMSTOWN 3016 | \$475,000 | 13/01/2018 |
| 3 | 1/13-15 Dover Rd WILLIAMSTOWN 3016 | \$475,000 | 11/11/2017 |

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 -

Rooms:
Property Type: Flat
Land Size: 1822.896 sqm approx
 Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median Unit Price
 March quarter 2018: \$820,000

Comparable Properties



3/2 Thompson St WILLIAMSTOWN 3016 (REI) Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 27/03/2018
Rooms: 3
Property Type: Apartment



6/53 Morris St WILLIAMSTOWN 3016 (REI/VG) Agent Comments

2 1 1

Price: \$475,000
Method: Private Sale
Date: 13/01/2018
Rooms: 4
Property Type: Apartment



1/13-15 Dover Rd WILLIAMSTOWN 3016 (REI/VG) Agent Comments

2 1 1

Price: \$475,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 4
Property Type: Flat