

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	11/53 Morris 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	\$480,000	&	\$520,000

Median sale price

Median price	\$820,000	Hou	se	Unit	х	Suburb	Williamstown
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

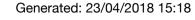
Address of comparable property **Price** Date of sale 1 3/2 Thompson St WILLIAMSTOWN 3016 \$520,000 27/03/2018 2 6/53 Morris St WILLIAMSTOWN 3016 \$475,000 13/01/2018 3 1/13-15 Dover Rd WILLIAMSTOWN 3016 \$475,000 11/11/2017

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.



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

















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

Price: \$520,000 Method: Private Sale Date: 27/03/2018

Rooms: 3

Property Type: Apartment



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







Price: \$475,000 Method: Private Sale Date: 13/01/2018

Rooms: 4

Property Type: Apartment



1/13-15 Dover Rd WILLIAMSTOWN 3016

(REI/VG)





Price: \$475,000 Method: Auction Sale

Rooms: 4

Property Type: Flat

Date: 11/11/2017

Agent Comments

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