

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 19 Cerberus Crescent, Williamstown North Vic 3016

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$980,000 House ☒ Unit ☐ Suburb Williamstown North
Period - From 01/04/2018 to 31/03/2019 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	152 Market St NEWPORT 3015	\$820,000	28/03/2019
2	26 Hotham St WILLIAMSTOWN 3016	\$800,000	04/05/2019
3	97 Anderson St NEWPORT 3015	\$790,000	19/12/2018

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.



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Rooms:

Property Type: House

Land Size: 403.299 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

Year ending March 2019: \$980,000

Comparable Properties



152 Market St NEWPORT 3015 (VG)

Agent Comments

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Price: \$820,000

Method: Sale

Date: 28/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 425 sqm approx



26 Hotham St WILLIAMSTOWN 3016 (REI)

Agent Comments

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Price: \$800,000

Method: Auction Sale

Date: 04/05/2019

Rooms: 5

Property Type: House (Res)



97 Anderson St NEWPORT 3015 (REI/VG)

Agent Comments

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Price: \$790,000

Method: Private Sale

Date: 19/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 343 sqm approx