

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

i roporty officion for our	Pro	perty	offered	for	sale
----------------------------	-----	-------	---------	-----	------

Including subur		ıs Crescent, William	stown North Vic 3	016	
<b>Indicative sellin</b> For the meaning o		nsumer.vic.gov.au/u	underquoting		
Range between	\$700,000	&	\$750,000		

#### Median sale price

Median price	\$980,000	Hou	ise X	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.

Ad	dress 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.

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





Generated: 13/06/2019 13:43







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)

3



**6** 

Price: \$820,000 Method: Sale Date: 28/03/2019

Rooms: -

Property Type: House (Res) Land Size: 425 sqm approx Agent Comments



26 Hotham St WILLIAMSTOWN 3016 (REI)

•





Agent Comments

Price: \$800,000 Method: Auction Sale Date: 04/05/2019

Rooms: 5

Property Type: House (Res)



97 Anderson St NEWPORT 3015 (REI/VG)

3





**Price:** \$790,000 **Method:** Private Sale **Date:** 19/12/2018

Rooms: -

Property Type: House (Res) Land Size: 343 sqm approx Agent Comments

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.

Generated: 13/06/2019 13:43