

# 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 5/11-19 Ferguson Street, Williamstown Vic 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$760,000

### Median sale price

Median price \$630,500 Property Type Unit Suburb Williamstown

Period - From 17/08/2019 to 16/08/2020 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	11/11-19 Ferguson St WILLIAMSTOWN 3016	\$790,000	10/06/2020
2	6/69 Park Cr WILLIAMSTOWN NORTH 3016	\$745,000	07/05/2020
3	104/5-11 Cole St WILLIAMSTOWN 3016	\$735,000	29/02/2020

**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: 17/08/2020 12:23



2   1   2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$730,000 - \$760,000

**Median Unit Price**

17/08/2019 - 16/08/2020: \$630,500

## Comparable Properties



**11/11-19 Ferguson St WILLIAMSTOWN 3016 (VG)**

**Agent Comments**

3   -   -

**Price:** \$790,000

**Method:** Sale

**Date:** 10/06/2020

**Property Type:** Flat/Unit/Apartment (Res)

**6/69 Park Cr WILLIAMSTOWN NORTH 3016 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$745,000

**Method:** Private Sale

**Date:** 07/05/2020

**Rooms:** 3

**Property Type:** Flat/Unit/Apartment (Res)

**104/5-11 Cole St WILLIAMSTOWN 3016 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$735,000

**Method:** Private Sale

**Date:** 29/02/2020

**Property Type:** Apartment