

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

54 Verdon Street, Williamstown Vic 3016

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,280,000

House

X

Unit

Suburb

Williamstown

Period - From 01/07/2018

to

30/06/2019

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	78 Parker St WILLIAMSTOWN 3016	\$1,082,500	07/05/2019
2	8 Pearson St WILLIAMSTOWN 3016	\$1,055,000	20/07/2019
3	27 Stewart St WILLIAMSTOWN 3016	\$1,050,000	05/03/2019

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.



4
 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending June 2019: \$1,280,000

Comparable Properties



78 Parker St WILLIAMSTOWN 3016 (VG)

Agent Comments

3
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 -

Price: \$1,082,500
Method: Sale
Date: 07/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 219 sqm approx



8 Pearson St WILLIAMSTOWN 3016 (REI)

Agent Comments

3
 2
 -

Price: \$1,055,000
Method: Auction Sale
Date: 20/07/2019
Rooms: 5
Property Type: House (Res)

27 Stewart St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,050,000
Method: Private Sale
Date: 05/03/2019
Rooms: 5
Property Type: House
Land Size: 351 sqm approx