

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

21 Castle Street, Williamstown Vic 3016

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,280,000

Property Type

House

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	8 Pearson St WILLIAMSTOWN 3016	\$1,055,000	20/07/2019
2	20 Franklin St NEWPORT 3015	\$955,000	03/08/2019
3	101 Cole St WILLIAMSTOWN 3016	\$885,000	03/06/2019

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.~~

This Statement of Information was prepared on:

02/10/2019 18:42



3 1 0

Property Type: House

Land Size: 178 sqm approx

Agent Comments

Comparable Properties



8 Pearson St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 2 -

Price: \$1,055,000

Method: Auction Sale

Date: 20/07/2019

Rooms: 5

Property Type: House (Res)

Land Size: 146 sqm approx



20 Franklin St NEWPORT 3015 (REI/VG)

Agent Comments

3 1 -

Price: \$955,000

Method: Auction Sale

Date: 03/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 262 sqm approx

101 Cole St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 2 -

Price: \$885,000

Method: Private Sale

Date: 03/06/2019

Rooms: 4

Property Type: House (Res)

Land Size: 170 sqm approx