

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

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

Property of	fered	for	sale
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Including suburb and postcode	165 Douglas Parade, Williamstown Vic 3016
ndicative selling pric	ce

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

#### Median sale price

Median price	\$1,323,000	Hou	use X	Unit		Suburb	Williamstown
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 sixmonths 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		
2		
3		

#### OR

В\* 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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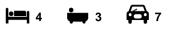




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Property Type: House (Res) Land Size: 534 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,595,000 **Median House Price** Year ending March 2019: \$1,323,000

# Comparable Properties

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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