# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 35 Russell Place, Williamstown Vic 3016

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Williamstown
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Oakbank St NEWPORT 3015	\$1,225,000	17/05/2019
2	28 Russell PI WILLIAMSTOWN 3016	\$1,161,000	12/10/2019
3			

OR

**B**<sup>\*</sup> 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:

07/11/2019 14:38









**Property Type:** Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price September quarter 2019: \$1,300,000

# **Comparable Properties**



1 Oakbank St NEWPORT 3015 (REI/VG)



Price: \$1,225,000 Method: Private Sale Date: 17/05/2019 Property Type: House Land Size: 338 sqm approx Agent Comments

28 Russell PI WILLIAMSTOWN 3016 (REI)

Agent Comments



Price: \$1,161,000 Method: Auction Sale Date: 12/10/2019 Property Type: House (Res)

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



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.