

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

35 Russell Place, Williamstown Vic 3016

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Williamstown

Period - From 01/07/2019 to 30/09/2019 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	1 Oakbank St NEWPORT 3015	\$1,225,000	17/05/2019
2	28 Russell Pl WILLIAMSTOWN 3016	\$1,161,000	12/10/2019
3			

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: 07/11/2019 14:38



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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)

Agent Comments

 3  2  -

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

28 Russell Pl WILLIAMSTOWN 3016 (REI)

Agent Comments

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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.