

# 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

27 Bates Drive, Williamstown Vic 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,350,000

### Median sale price

Median price \$1,457,500

Property Type House

Suburb Williamstown

Period - From 01/07/2020

to

30/06/2021

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 Salt Water Dr WILLIAMSTOWN 3016	\$1,450,000	07/05/2021
2	18 Bates Dr WILLIAMSTOWN 3016	\$1,340,000	25/03/2021
3	20 Mcguire Cr WILLIAMSTOWN 3016	\$1,275,000	27/03/2021

**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:

03/09/2021 10:26



3 2 2

**Property Type:** House (Res)

**Land Size:** 429 sqm approx

**Agent Comments**

## Comparable Properties



**1 Salt Water Dr WILLIAMSTOWN 3016 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 07/05/2021

**Property Type:** House

**Land Size:** 313 sqm approx



**18 Bates Dr WILLIAMSTOWN 3016 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 25/03/2021

**Property Type:** House (Res)

**Land Size:** 350 sqm approx



**20 Mcguire Cr WILLIAMSTOWN 3016 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House

**Land Size:** 180 sqm approx