

# 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 QUEEN STREET, WILLIAMSTOWN 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,750,000

or range between

### Median sale price

Median price \$1,300,000

Property type HOUSE

Suburb NEWPORT

Period - From 1 JULY 2019

to

30 SEPT 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. 55 ALBERT STREET, WILLIAMSTOWN 3016	\$1,490,000	5 OCT 2019
2. 22 YARRA STREET, WILLIAMSTOWN 3016	\$1,550,000	16 OCT 2019
3. 9 CLOUGH STREET, WILLIAMSTOWN 3016	\$1,510,000	21 AUG 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: 9 DECEMBER 2019