

## 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 37a Walter Street, 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 \$700,000 &amp; \$750,000

**Median sale price**

Median price \$1,323,000 House 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 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	13 Pentland St WILLIAMSTOWN 3016	\$745,000	21/01/2019
2	1/3 Basil St NEWPORT 3015	\$740,000	22/03/2019
3	3/27 Carmen St NEWPORT 3015	\$737,000	12/01/2019

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.



3 2 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 156 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$750,000  
**Median House Price**  
 Year ending March 2019: \$1,323,000

## Comparable Properties



**13 Pentland St WILLIAMSTOWN 3016 (VG)**

Agent Comments

2 - -

**Price:** \$745,000  
**Method:** Sale  
**Date:** 21/01/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 137 sqm approx



**1/3 Basil St NEWPORT 3015 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 22/03/2019  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 185 sqm approx



**3/27 Carmen St NEWPORT 3015 (VG)**

Agent Comments

2 - -

**Price:** \$737,000  
**Method:** Sale  
**Date:** 12/01/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)