

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	37a Walter Street, Williamstown Vic 3016
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$1,323,000	Hou	ıse 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)

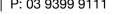
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

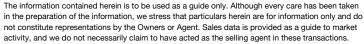
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











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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)

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Price: \$745,000 Method: Sale Date: 21/01/2019

Rooms: -

Property Type: House (Res) Land Size: 137 sqm approx

Agent Comments



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







Agent Comments

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)





Price: \$737,000 Method: Sale Date: 12/01/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

