

# 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 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 \$975,000

&

\$1,025,000

### 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	35 Russell PI WILLIAMSTOWN 3016	\$1,100,000	30/11/2019
2	90 Railway PI WILLIAMSTOWN 3016	\$1,060,000	20/07/2019
3	11 Russell PI WILLIAMSTOWN 3016	\$997,500	09/11/2019

**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:

19/12/2019 11:00



3   
 1   
 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$975,000 - \$1,025,000

**Median House Price**

September quarter 2019: \$1,300,000

## Comparable Properties



**35 Russell PI WILLIAMSTOWN 3016 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** House (Res)



**90 Railway PI WILLIAMSTOWN 3016 (VG)**

Agent Comments

3   
 -   
 -

**Price:** \$1,060,000

**Method:** Sale

**Date:** 20/07/2019

**Property Type:** House (Res)

**Land Size:** 239 sqm approx



**11 Russell PI WILLIAMSTOWN 3016 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$997,500

**Method:** Auction Sale

**Date:** 09/11/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 355 sqm approx