# 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									
Range betweer	\$975,000		&		\$1,025,000				
Median sale p	rice								
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Williamstown	
Period - From	01/07/2019	to	30/09/2019		So	urce	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	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









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)



Price: \$1,100,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res) Agent Comments



90 Railway PI WILLIAMSTOWN 3016 (VG)

Agent Comments



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

Price: \$997,500 Method: Auction Sale Date: 09/11/2019 Rooms: 6 Property Type: House Land Size: 355 sqm approx

## Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.