

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 5 ELLERY LANE, WILLIAMSTOWN 3016

Indicative selling price

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

Single price \$990,000

or range between \$*

&

\$*

Median sale price

Median price \$1,300,000

Property type HOUSE

Suburb WILLIAMSTOWN

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. 4 MACLEAN STREET, WILLIAMSTOWN 3016	\$990,000	20 NOV 2019
2. 8 BATH PLACE, WILLIAMSTOWN 3016	\$1,080,000	2 AUG 2019
3. 10/93 STEVEDORE STREET, WILLIAMSTOWN 3016	\$1,082,000	13 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: 17 DECEMBER 2019