

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

14 Mcdonald Street, Williamstown Vic 3016

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Williamstown

Period - From 01/01/2020

to

31/12/2020

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	14 Illawarra St WILLIAMSTOWN 3016	\$1,175,000	21/11/2020
2	231 Douglas Pde NEWPORT 3015	\$1,140,000	02/12/2020
3	1 Langford St WILLIAMSTOWN 3016	\$1,103,000	28/11/2020

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:

22/01/2021 16:17



4 2 1

Property Type: House (Res)

Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2020: \$1,375,000

Comparable Properties



14 Illawarra St WILLIAMSTOWN 3016 (REI)

Agent Comments

3 1 1

Price: \$1,175,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)



231 Douglas Pde NEWPORT 3015 (REI)

Agent Comments

2 1 -

Price: \$1,140,000

Method: Sold Before Auction

Date: 02/12/2020

Property Type: House (Res)



1 Langford St WILLIAMSTOWN 3016 (REI)

Agent Comments

3 2 -

Price: \$1,103,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)