

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

2/14-16 Yarra Street, Williamstown Vic 3016

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

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	26 Forster St WILLIAMSTOWN 3016	\$1,765,000	25/05/2019
2	21 Oakbank St NEWPORT 3015	\$1,710,000	21/06/2019
3	37 Anzac Cr WILLIAMSTOWN 3016	\$1,650,000	10/06/2019

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:

14/11/2019 11:30



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2019: \$1,300,000

Comparable Properties



26 Forster St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

4 2 2

Price: \$1,765,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)

Land Size: 389 sqm approx



21 Oakbank St NEWPORT 3015 (VG)

Agent Comments

3 - -

Price: \$1,710,000

Method: Sale

Date: 21/06/2019

Property Type: House (Res)

Land Size: 510 sqm approx



37 Anzac Cr WILLIAMSTOWN 3016 (VG)

Agent Comments

4 - -

Price: \$1,650,000

Method: Sale

Date: 10/06/2019

Property Type: House (Res)

Land Size: 264 sqm approx