

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	53 Railway Crescent, Williamstown Vic 3016
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,444,500	Hou	ise X	Unit		Suburb	Williamstown
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

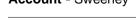
Comparable property sales (*Delete A or B below as applicable)

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 19 Macquarie St WILLIAMSTOWN 3016 \$1,350,000 16/02/2019 2 74 Osborne St WILLIAMSTOWN 3016 \$1,320,000 06/10/2018 3 9 James St WILLIAMSTOWN 3016 \$1,310,000 10/11/2018

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.















Property Type: House Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price**

Year ending December 2018: \$1,444,500

Comparable Properties



19 Macquarie St WILLIAMSTOWN 3016 (REI)





Price: \$1,350,000

Method: Sold Before Auction

Date: 16/02/2019

Rooms: 4

Property Type: House (Res)

Agent Comments



74 Osborne St WILLIAMSTOWN 3016 (REI/VG) Agent Comments







Price: \$1,320,000 Method: Auction Sale Date: 06/10/2018

Rooms: -

Property Type: House (Res) Land Size: 252 sqm approx

9 James St WILLIAMSTOWN 3016 (REI/VG)

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Agent Comments

Price: \$1,310,000 Method: Auction Sale Date: 10/11/2018

Rooms: -

Property Type: House (Res) Land Size: 320 sqm approx

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





Generated: 13/03/2019 16:27