

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 53 Railway Crescent, Williamstown Vic 3016

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,444,500 House 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.



3 1 3

Rooms:

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)

Agent Comments

3 2 -

Price: \$1,350,000

Method: Sold Before Auction

Date: 16/02/2019

Rooms: 4

Property Type: House (Res)



74 Osborne St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 2 -

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)

Agent Comments

3 1 1

Price: \$1,310,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 320 sqm approx