

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

34 Railway Crescent, Williamstown Vic 3016

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,405,000 Property Type House Suburb Williamstown

Period - From 30/03/2020 to 29/03/2021 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	43 Railway PI WILLIAMSTOWN 3016	\$1,220,000	20/02/2021
2	119 Railway PI WILLIAMSTOWN 3016	\$975,000	27/11/2020
3	21 Railway PI WILLIAMSTOWN 3016	\$920,000	01/12/2020

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:

30/03/2021 14:20



2
 1
 2

Rooms: 4

Property Type: House -
Semi-detached

Land Size: 208 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

30/03/2020 - 29/03/2021: \$1,405,000

Comparable Properties

43 Railway PI WILLIAMSTOWN 3016 (REI)

Agent Comments

3
 1
 -

Price: \$1,220,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 302 sqm approx



119 Railway PI WILLIAMSTOWN 3016 (REI/VG) Agent Comments

2
 1
 -

Price: \$975,000

Method: Auction Sale

Date: 27/11/2020

Property Type: House (Res)

Land Size: 189 sqm approx



21 Railway PI WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

2
 1
 -

Price: \$920,000

Method: Private Sale

Date: 01/12/2020

Property Type: House

Land Size: 186 sqm approx