

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 3/181 Melbourne Road, Williamstown VIC 3016

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,750,000 *House Suburb WILLIAMSTOWN

Period - From 30/6/2018 to 30/9/2018 Source REIV

Comparable property sales

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- 129/6 Paine Street, Newport | \$750,000 | 16/8/2018 |
| 2- 3/106 Kororoit Creek Road, Williamstown | \$790,000 | 4/7/2018 |
| 3- 13/124-136 Mason Street, Newport | \$835,000 | 6/9/2018 |