

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	59 Albert Street, Williamstown Vic 3016
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Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,328,500	House	X	Unit		Suburb	Williamstown
Period - From	01/04/2017	to	30/06/2017	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	14 Alma Tce WILLIAMSTOWN 3016	\$1,500,000	21/04/2017
2	3 Garden St WILLIAMSTOWN 3016	\$1,494,000	03/06/2017
3	60 Cecil St WILLIAMSTOWN 3016	\$1,400,000	13/04/2017

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.~~



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Rooms:**Property Type:** House**Land Size:** 36.778 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2017: \$1,328,500

Comparable Properties

14 Alma Tce WILLIAMSTOWN 3016 (VG)

Agent Comments

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Price: \$1,500,000**Method:** Sale**Date:** 21/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 560 sqm approx

3 Garden St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

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Price: \$1,494,000**Method:** Auction Sale**Date:** 03/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 318 sqm approx

60 Cecil St WILLIAMSTOWN 3016 (VG)

Agent Comments

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Price: \$1,400,000**Method:** Sale**Date:** 13/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 579 sqm approx