

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

25 Gellibrand Street, Williamstown Vic 3016

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Williamstown

Period - From 01/10/2019

to 31/12/2019

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	35 Queen St WILLIAMSTOWN 3016	\$1,620,000	09/12/2019
2	154 Osborne St WILLIAMSTOWN 3016	\$1,600,000	14/12/2019
3	55 Hannan St WILLIAMSTOWN 3016	\$1,600,000	16/11/2019

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:

21/04/2020 11:40



3 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
December quarter 2019: \$1,400,000

Comparable Properties



35 Queen St WILLIAMSTOWN 3016 (REI)

Agent Comments

4 2 1

Price: \$1,620,000
Method: Private Sale
Date: 09/12/2019
Rooms: 7
Property Type: House (Res)
Land Size: 418 sqm approx



154 Osborne St WILLIAMSTOWN 3016 (VG)

Agent Comments

3 - -

Price: \$1,600,000
Method: Sale
Date: 14/12/2019
Property Type: House (Res)
Land Size: 365 sqm approx



55 Hannan St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 2 3

Price: \$1,600,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 442 sqm approx