

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 | 3/68 Florence Street, Williamstown North VIC 3016 |
|---|---|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|--------------|--|------------------|-----------|---|-----------|
| Single price | | or range between | \$680,000 | & | \$730,000 |
|--------------|--|------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | | | |
|---------------|------------|--------|--------------------------|--------|-------------------------------------|-----------------------|-----------------------------|
| Median price | \$945,000 | *House | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | Suburb or locality | Williamstown North VIC 3016 |
| Period - From | 01/11/2018 | to | 31/10/2019 | Source | Real Estate Institute Of Victoria | | |

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. 2B Lemmon Street, Williamstown North VIC 3016 | \$757,000 | 13/07/2019 |
| 2. 5/37 Bradley Street, Newport VIC 3015 | \$745,000 | 07/09/2019 |
| 3. | | |

Statement Prepared Date: 21/11/2019