

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 Rifle Range Dr WILLIAMSTOWN 3016	\$1,012,000	26/09/2017
2	38 Park Cr WILLIAMSTOWN NORTH 3016	\$1,003,000	13/10/2017
3	192 Melbourne Rd WILLIAMSTOWN 3016	\$950,000	02/02/2018

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.



2 1 1

Rooms:
Property Type: House
Land Size: 294 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 December quarter 2017: \$1,650,000

Comparable Properties

35 Rifle Range Dr WILLIAMSTOWN 3016 (REI) Agent Comments

3 2 2

Price: \$1,012,000
Method: Sold Before Auction
Date: 26/09/2017
Rooms: 6
Property Type: House
Land Size: 265 sqm approx



38 Park Cr WILLIAMSTOWN NORTH 3016 (REI/VG) Agent Comments

3 1 1

Price: \$1,003,000
Method: Private Sale
Date: 13/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 374 sqm approx



192 Melbourne Rd WILLIAMSTOWN 3016 (REI) Agent Comments

3 1 -

Price: \$950,000
Method: Private Sale
Date: 02/02/2018
Rooms: 4
Property Type: House (Res)