

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	193 Melbourne Road, Williamstown Vic 3016
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000

Median sale price

Median price	\$1,650,000	Hou	ıse X	Unit		Suburb	Williamstown
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

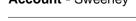
Comparable property sales (*Delete A or B below as applicable)

Α* 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 38 Park Cr WILLIAMSTOWN NORTH 3016 2 \$1,003,000 13/10/2017 3

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.





192 Melbourne Rd WILLIAMSTOWN 3016

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

\$950,000

02/02/2018

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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





Agent Comments

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)

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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





Price: \$950,000 Method: Private Sale Date: 02/02/2018

Rooms: 4

Property Type: House (Res)

Account - Sweeney | P: 03 9399 9111 | F: 03 9399 9031





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