

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

118 Douglas Parade, Williamstown Vic 3016

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Williamstown

Period - From 01/10/2019

to 30/09/2020

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	8 Rennie St WILLIAMSTOWN 3016	\$1,186,000	01/08/2020
2	15 John St WILLIAMSTOWN 3016	\$1,162,500	04/07/2020
3	107 John St WILLIAMSTOWN 3016	\$1,160,000	18/08/2020

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:

28/10/2020 12:59



3 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 401 sqm approx

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

Year ending September 2020: \$1,450,000

Comparable Properties



8 Rennie St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 1 1

Price: \$1,186,000

Method: Private Sale

Date: 01/08/2020

Rooms: 5

Property Type: House (Res)

Land Size: 365 sqm approx



15 John St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 1 -

Price: \$1,162,500

Method: Auction Sale

Date: 04/07/2020

Property Type: House (Res)

Land Size: 269 sqm approx



107 John St WILLIAMSTOWN 3016 (REI/VG)

Agent Comments

3 1 -

Price: \$1,160,000

Method: Sold Before Auction

Date: 18/08/2020

Property Type: House

Land Size: 235 sqm approx