

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

2 Paas Place WILLIAMSTOWN

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

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,210,000

Property type

House

Suburb

WILLIAMSTOWN

Period - From

1 Jul 2020

to

30 Sep 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 |
|--|-------------|--------------|
| 42 Yarra Street, Williamstown | \$1,550,000 | 10 Oct 2020 |
| 21 Little Osborne Street, Williamstown | \$1,560,000 | 30 Jul 2020 |
| 165 Douglas Parade, Williamstown | \$1,530,000 | 29 May 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: 11th Dec 2020