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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

2 Tobruk Crescent Williamstown VIC 3016

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

## Median Sale Price

\$1,400,000 Houses in Williamstown between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**102 Bayview Street Williamstown VIC 3016**

 4  2  2

Sold Price

**\$1,439,000**

Sold Date

**13-Oct-18**

Distance

**0.28km**



**52 Albert Street Williamstown VIC 3016**

 3  2  2

Sold Price

**\$1,430,000**

Sold Date

**07-Sep-18**

Distance

**1.24km**



**67 Osborne Street Williamstown VIC 3016**

 3  1  1

Sold Price

**\$1,875,000**

Sold Date

**13-Feb-19**

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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