

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

153 Ferguson Street, Williamstown VIC 3016

Indicative selling price

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

\$800,000 & \$880,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

| | | | | | |
|---------------|--------------|---------|---------------|--------|----------------|
| Median price | \$1,265,000 | House X | Unit | Suburb | Williamstown |
| Period - From | 9th Apr 2019 | to | 9th Sept 2019 | Source | Realestate.com |

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Williamstown estate agent and Joanne Royston consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---------------------------------|-----------|--------------|
| 1 123 Hanmer St, Williamstown | \$859,000 | 03/06/2019 |
| 2 3/18 Princes St, Williamstown | \$770,000 | 24/04/19 |
| 3 28 Queen St, Williamstown | \$810,000 | 16/03/2019 |