



# STATEMENT OF INFORMATION

6/53 MORRIS STREET, WILLIAMSTOWN, VIC 3016

PREPARED BY CAMERON PARKER, IAN REID VENDOR ADVOCATES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6/53 MORRIS STREET, WILLIAMSTOWN,**

2 1 1

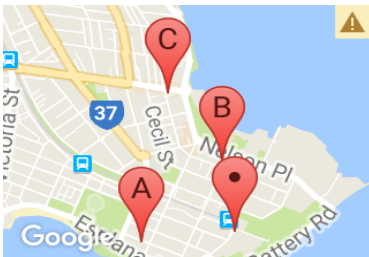
**Indicative Selling Price**

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

**Price Range: 460,000 to 490,000**

Provided by: Cameron Parker, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**WILLIAMSTOWN, VIC, 3016**

Suburb Median Sale Price (Unit)

**\$592,500**

01 April 2017 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**5/29 ILLAWARRA ST, WILLIAMSTOWN, VIC**

2 1 1

Sale Price

**\*\$600,000**

Sale Date: 24/08/2017

Distance from Property: 622m



**1/2 THOMPSON ST, WILLIAMSTOWN, VIC**

2 1 1

Sale Price

**\*\$628,000**

Sale Date: 18/11/2017

Distance from Property: 510m



**5/11 FERGUSON ST, WILLIAMSTOWN, VIC**

2 1 2

Sale Price

**\$751,000**

Sale Date: 30/08/2017

Distance from Property: 1.1km



This report has been compiled on 23/11/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/53 MORRIS STREET, WILLIAMSTOWN, VIC 3016

### Indicative selling price

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

Price Range: 460,000 to 490,000

### Median sale price

Median price

\$592,500

House

Unit

X

Suburb

WILLIAMSTOWN

Period

01 April 2017 to 30 September 2017

Source

pricfinder

### Comparable property sales

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
5/29 ILLAWARRA ST, WILLIAMSTOWN, VIC 3016	*\$600,000	24/08/2017
1/2 THOMPSON ST, WILLIAMSTOWN, VIC 3016	*\$628,000	18/11/2017
5/11 FERGUSON ST, WILLIAMSTOWN, VIC 3016	\$751,000	30/08/2017