

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

5/78-88 Douglas Parade Williamstown VIC 3016

Indicative selling price

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

\$650,000 & \$710,000

Median sale price

| | | | | | | |
|---------------|---------------------------|-------|----------------------------|--------|----------------|--------------|
| Median price | \$632,500 | House | Unit | X | Suburb | Williamstown |
| Period - From | 1 st July 2018 | to | 29 th July 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 |
|--|-----------|--------------|
| 1 230/190 Ferguson Street Williamstown | \$635,000 | 20/02/2019 |
| 2 3/49 Power Street Williamstown | \$715,000 | 23/07/2019 |
| 3 7 Panama Street Williamstown | \$720,000 | 20/05/2019 |