# 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

26 Hotham Street, Williamstown Vic 3016

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |      |            |           |      |        |              |  |  |
|--|-------------|------|------------|-----------|------|--------|--------------|--|--|
| Range betweer  | \$740,000   |      | &          | \$780,000 |      |        |              |  |  |
| Median sale price  |             |      |            |           |      |        |              |  |  |
| Median price   | \$1,180,000 | Hous | se X       | Unit      |      | Suburb | Williamstown |  |  |
| Period - From  | 01/10/2018  | to   | 31/12/2018 | 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.

| Ado | dress of comparable property    | Price     | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1   | 57 Princes St WILLIAMSTOWN 3016 | \$910,000 | 20/12/2018   |
| 2   | 6 Princes St WILLIAMSTOWN 3016  | \$861,000 | 02/03/2019   |
| 3   | 22 Albert St WILLIAMSTOWN 3016  | \$860,000 | 15/12/2018   |

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.

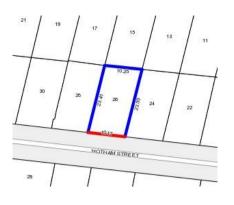
Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### 26 Hotham Street, Williamstown Vic 3016





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 229 sqm approx Agent Comments

**Indicative Selling Price** \$740,000 - \$780,000 **Median House Price** December guarter 2018: \$1,180,000

## **Comparable Properties**



57 Princes St WILLIAMSTOWN 3016 (VG)



Price: \$910.000 Method: Sale Date: 20/12/2018 Rooms: -Property Type: House (Res) Land Size: 239 sqm approx Agent Comments

6 Princes St WILLIAMSTOWN 3016 (REI) 

Agent Comments



Price: \$861,000 Method: Auction Sale Date: 02/03/2019 Rooms: -Property Type: House (Res)

22 Albert St WILLIAMSTOWN 3016 (REI/VG)

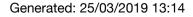
Agent Comments



Price: \$860,000 Method: Auction Sale Date: 15/12/2018 Rooms: 3 Property Type: House (Res) Land Size: 231 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044

propertydata



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