

## Statement of Information

# 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

18 Giffard 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) (\*Delete single price or range as applicable)

Single Price

\$1,625,000

~~or range~~  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Williamstown

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

### 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 6 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

7 Alfred Place Williamstown VIC 3016	\$1,290,000	09-Feb-21
2 Collins Street Williamstown VIC 3016	\$1,405,000	19-Jan-21
35 Albert Street Williamstown VIC 3016	\$1,500,000	02-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 16 February 2021



### 7 Alfred Place Williamstown VIC 3016

3 2 -

Sold Price

<sup>RS</sup> \$1,290,000

Sold Date

09-Feb-21

Distance

0.73km



### 2 Collins Street Williamstown VIC 3016

4 2 3

Sold Price

<sup>RS</sup> \$1,405,000

Sold Date

19-Jan-21

Distance

1.15km



### 35 Albert Street Williamstown VIC 3016

3 2 1

Sold Price

\$1,500,000

Sold Date

02-Oct-20

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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