

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

3 LENORE CRESCENT WILLIAMSTOWN VIC 3016

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,638,500

Property type

House

Suburb

Williamstown

Period-from

01 Jun 2021

to

31 May 2022

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

162 OSBORNE STREET WILLIAMSTOWN VIC 3016	\$2,057,000	25-Jun-22

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: 30 June 2022

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**162 OSBORNE STREET
WILLIAMSTOWN VIC 3016**

 3  2  1

Sold Price ^{RS} **\$2,057,000** Sold Date **25-Jun-22**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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