

## 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

22/18 Station Road 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

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jul 2020

to

30 Jun 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

7/18 Station Road Williamstown VIC 3016	\$510,000	11-Apr-21
9/18 Station Road Williamstown VIC 3016	\$490,000	03-Mar-21

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: 02 July 2021



**7/18 Station Road Williamstown  
VIC 3016**

Sold Price

**\$510,000**

Sold Date

**11-Apr-21**

2

1

1

Distance

-



**9/18 Station Road Williamstown  
VIC 3016**

Sold Price

**\$490,000**

Sold Date

**03-Mar-21**

2

1

1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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