

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

3/106 Kororoit Creek Road Williamstown North 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

\$965,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Williamstown North

Period-from

01 Sep 2020

to

31 Aug 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

1/68 Florence Street Williamstown North VIC 3016	\$950,000	02-Aug-21
204 Kororoit Creek Road Williamstown North VIC 3016	\$1,105,000	29-Apr-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: 21 September 2021



1/68 Florence Street Williamstown North VIC 3016

 3  2  2

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **02-Aug-21**

Distance **0.61km**



204 Kororoit Creek Road Williamstown North VIC 3016

 3  2  2

Sold Price **\$1,105,000** Sold Date **29-Apr-21**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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