

## 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

6 Hoffman Terrace 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

\$1,700,000

&

\$1,800,000

### 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 Vera Street Williamstown VIC 3016	\$1,775,000	04-Mar-20
230 Melbourne Road Williamstown VIC 3016	\$1,700,000	19-Jan-21
28 Council Lane Williamstown VIC 3016	\$1,720,000	07-Dec-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: 26 February 2021


**7 Vera Street Williamstown VIC 3016**
 3  1  2

Sold Price

**\$1,775,000**

Sold Date **04-Mar-20**

Distance **0.69km**

**230 Melbourne Road Williamstown VIC 3016**
 3  2  2

Sold Price

<sup>RS</sup> **\$1,700,000**

Sold Date **19-Jan-21**

Distance **1.64km**

**28 Council Lane Williamstown VIC 3016**
 3  2  2

Sold Price

**\$1,720,000**

Sold Date **07-Dec-20**

Distance **1.98km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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