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

52 POWER STREET 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			or rang betwee		\$2,000,000	&	\$2,200,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$1,638,500	Prop	operty type		House	Suburb	Williamstown			
Period-from	01 Jul 2021	to	30 Jun 2	022	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	
156 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$2,060,000	08-Apr-22	
36 ANN STREET WILLIAMSTOWN VIC 3016	\$2,290,000	02-Apr-22	
75 VERDON STREET WILLIAMSTOWN VIC 3016	\$2,300,000	16-Feb-22	

OR

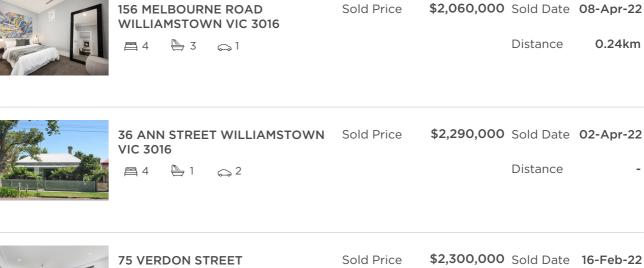
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 July 2022



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/	75 VERDON STREET WILLIAMSTOWN VIC 3016			Sold	Price	\$2,300,000	Sold Date	16-Feb-22
		2					Distance	0.74km

RS = Recent sale UN = Undisclosed Sale

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