

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

35/87-115 NELSON PLACE 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 range
between

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jun 2023

to

31 May 2024

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

5-11 COLE STREET WILLIAMSTOWN VIC 3016	\$750,000	24-Apr-24
205/27 AITKEN STREET WILLIAMSTOWN VIC 3016	\$720,000	11-Aug-23
1/93 RAILWAY CRESCENT WILLIAMSTOWN VIC 3016	\$748,000	21-Nov-23

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: 14 June 2024



5-11 COLE STREET WILLIAMSTOWN VIC 3016

2 1 1

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **24-Apr-24**

Distance **0.3km**



205/27 AITKEN STREET WILLIAMSTOWN VIC 3016

2 2 -

Sold Price **\$720,000** Sold Date **11-Aug-23**

Distance **0.22km**



1/93 RAILWAY CRESCENT WILLIAMSTOWN VIC 3016

3 1 1

Sold Price **\$748,000** Sold Date **21-Nov-23**

Distance **1.45km**

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

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