

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

9/46 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

\$460,000

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

22/18 Station Road Williamstown VIC 3016	\$490,000	22-Jul-21
7/18 Station Road Williamstown VIC 3016	\$510,000	11-Apr-21
15/99 Verdon Street Williamstown VIC 3016	\$495,000	30-Jul-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: 17 September 2021



**22/18 Station Road Williamstown
VIC 3016**

2 1 1

Sold Price

\$490,000

Sold Date

22-Jul-21

Distance

0.48km



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

2 1 1

Sold Price

\$510,000

Sold Date

11-Apr-21

Distance

0.48km



**15/99 Verdon Street Williamstown
VIC 3016**

2 1 1

Sold Price

\$495,000

Sold Date

30-Jul-21

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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