

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

3/46 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

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,000

Property type

Unit

Suburb

Williamstown North

Period-from

01 Aug 2021

to

31 Jul 2022

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

3/40-42 HOSKING STREET WILLIAMSTOWN VIC 3016	\$620,000	29-Apr-22
7/30 BLENHEIM ROAD NEWPORT VIC 3015	\$600,000	10-Mar-22
4/55 ELIZABETH STREET NEWPORT VIC 3015	\$575,000	01-Apr-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: 29 August 2022


**3/40-42 HOSKING STREET
WILLIAMSTOWN VIC 3016**
 2  1  1

Sold Price **\$620,000** Sold Date **29-Apr-22**

Distance **0.65km**

**7/30 BLENHEIM ROAD NEWPORT
VIC 3015**
 2  1  1

Sold Price **\$600,000** Sold Date **10-Mar-22**

Distance **2.25km**

**4/55 ELIZABETH STREET
NEWPORT VIC 3015**
 2  1  1

Sold Price **\$575,000** Sold Date **01-Apr-22**

Distance **2.21km**
RS = Recent sale

UN = Undisclosed Sale

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