

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

2 MERRETT DRIVE 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Williamstown

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

1 MERRETT DRIVE WILLIAMSTOWN VIC 3016	\$1,655,000	12-Feb-22
16 OCONNELL MEWS WILLIAMSTOWN VIC 3016	\$1,700,000	22-Mar-22
13 MCGUIRE CRESCENT WILLIAMSTOWN VIC 3016	\$1,650,000	09-May-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: 30 August 2022



1 MERRETT DRIVE WILLIAMSTOWN VIC 3016 Sold Price **\$1,655,000** Sold Date **12-Feb-22**

 4  2  3

Distance **0.05km**



16 OCONNELL MEWS WILLIAMSTOWN VIC 3016 Sold Price **\$1,700,000** Sold Date **22-Mar-22**

 3  2  3

Distance **0.08km**



13 MCGUIRE CRESCENT WILLIAMSTOWN VIC 3016 Sold Price **\$1,650,000** Sold Date **09-May-22**

 4  2  3

Distance **0.66km**

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

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