

# 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

7 Hannan Street, Williamstown Vic 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$1,820,000

Property Type House

Suburb Williamstown

Period - From 01/10/2022

to

31/12/2022

Source REIV

### 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 six 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	45 Giffard St WILLIAMSTOWN 3016	\$2,800,000	23/12/2022
2	82 Cole St WILLIAMSTOWN 3016	\$2,090,000	05/11/2022
3			

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 six months.~~

This Statement of Information was prepared on:

30/01/2023 09:39



3 1 2

**Rooms:** 5

**Property Type:** house

**Land Size:** 650.3 sqm sqm approx

Agent Comments

## Comparable Properties



**45 Giffard St WILLIAMSTOWN 3016 (REI)**

4 2 3

**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 23/12/2022

**Property Type:** House

**Land Size:** 450 sqm approx

Agent Comments

45 Giffard street house is superior to 7 Hannan Street, however it has less land than 7 Hannan St.



**82 Cole St WILLIAMSTOWN 3016 (REI/VG)**

3 2 -

**Price:** \$2,090,000

**Method:** Auction Sale

**Date:** 05/11/2022

**Property Type:** House (Res)

Agent Comments

This property has less land and not as a good location than 7 Hannan Street.

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 six months.