

## 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

17/83 Verdon Street Williamstown VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Williamstown

Period-from

01 Dec 2020

to

30 Nov 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

10/83 Verdon Street Williamstown VIC 3016	\$354,000	03-May-21
8/99 Melbourne Road Williamstown VIC 3016	\$330,000	09-Apr-21
12/88 Victoria Street Williamstown VIC 3016	\$320,000	14-Mar-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: 03 December 2021



**10/83 Verdon Street Williamstown VIC 3016** Sold Price **\$354,000** Sold Date **03-May-21**

 1  1  1

Distance -



**8/99 Melbourne Road Williamstown VIC 3016** Sold Price **\$330,000** Sold Date **09-Apr-21**

 1  1  1

Distance **0.15km**



**12/88 Victoria Street Williamstown VIC 3016** Sold Price **\$320,000** Sold Date **14-Mar-21**

 1  1  1

Distance **0.31km**

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

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