

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

10/88 Victoria Street 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Williamstown

Period-from

01 Nov 2020

to

31 Oct 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

5/99 Verdon Street Williamstown VIC 3016	\$499,000	08-Jan-21
7/18 Station Road Williamstown VIC 3016	\$510,000	11-Apr-21
9/18 Station Road Williamstown VIC 3016	\$490,000	03-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: 22 November 2021

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**5/99 Verdon Street Williamstown
VIC 3016**

2 1 1

Sold Price **\$499,000** Sold Date **08-Jan-21**

Distance **0.3km**



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

2 1 1

Sold Price **\$510,000** Sold Date **11-Apr-21**

Distance **0.48km**



**9/18 Station Road Williamstown
VIC 3016**

2 1 1

Sold Price **\$490,000** Sold Date **03-Mar-21**

Distance **0.48km**

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

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