

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

5/12 STEVEDORE 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

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,000

Property type

Unit

Suburb

Williamstown

Period-from

01 May 2023

to

30 Apr 2024

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

202/6 WELLINGTON PARADE WILLIAMSTOWN VIC 3016	\$650,000	04-Apr-24
17/77 DOVER ROAD WILLIAMSTOWN VIC 3016	\$581,500	13-Apr-24
7/77 VICTORIA STREET WILLIAMSTOWN VIC 3016	\$572,500	01-Feb-24

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 May 2024

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**202/6 WELLINGTON PARADE
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **04-Apr-24**

Distance **0.36km**



**17/77 DOVER ROAD
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price ^{RS} **\$581,500** Sold Date **13-Apr-24**

Distance **0.44km**



**7/77 VICTORIA STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$572,500** Sold Date **01-Feb-24**

Distance **1.23km**

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

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