

## 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

22 Railway Crescent 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,405,000

Property type

House

Suburb

Williamstown

Period-from

01 Jun 2020

to

31 May 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

1 Langford Street Williamstown VIC 3016	\$1,103,000	28-Nov-20
165 Aitken Street Williamstown VIC 3016	\$1,200,000	21-Dec-20
11 Mariner Street Williamstown VIC 3016	\$1,227,000	13-Jun-20

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: 09 June 2021



**1 Langford Street Williamstown VIC 3016** Sold Price **\$1,103,000** Sold Date **28-Nov-20**

 3  2  -

Distance **0.41km**



**165 Aitken Street Williamstown VIC 3016** Sold Price **\$1,200,000** Sold Date **21-Dec-20**

 3  2  -

Distance **0.73km**



**11 Mariner Street Williamstown VIC 3016** Sold Price **\$1,227,000** Sold Date **13-Jun-20**

 3  2  1

Distance **1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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