

## 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

1/77 VICTORIA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$843,500

Property type

Unit

Suburb

Williamstown

Period-from

01 Feb 2022

to

31 Jan 2023

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

9/99 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$490,000	01-Jul-22
3/68 VERDON STREET WILLIAMSTOWN VIC 3016	\$495,000	04-Jul-22

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: 28 February 2023



**9/99 MELBOURNE ROAD  
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$490,000** Sold Date **01-Jul-22**

Distance **0.57km**



**3/68 VERDON STREET  
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$495,000** Sold Date **04-Jul-22**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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