

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

11/77 Dover Road 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

\$535,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,500

Property type

Unit

Suburb

Williamstown

Period-from

01 Jun 2019

to

31 May 2020

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

3/4 Gellibrand Street Williamstown VIC 3016	\$545,000	14-Dec-19
19/77 Dover Road Williamstown VIC 3016	\$535,000	27-Feb-20
9/4 Gellibrand Street Williamstown VIC 3016	\$535,000	21-Mar-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: 03 June 2020

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3/4 Gellibrand Street Williamstown VIC 3016 Sold Price **\$545,000** Sold Date **14-Dec-19**

2 1 1

Distance **1.48km**



19/77 Dover Road Williamstown VIC 3016 Sold Price **\$535,000** Sold Date **27-Feb-20**

2 1 1

Distance **0.03km**



9/4 Gellibrand Street Williamstown VIC 3016 Sold Price ^{RS} **\$535,000** Sold Date **21-Mar-20**

2 1 1

Distance **1.46km**

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

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