

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

233/190 FERGUSON 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

\$485,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Aug 2023

to

31 Jul 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

124/190 FERGUSON STREET WILLIAMSTOWN VIC 3016	\$547,500	05-Jul-23
203/6 WELLINGTON PARADE WILLIAMSTOWN VIC 3016	\$507,500	25-Mar-24
103/136 DOUGLAS PARADE WILLIAMSTOWN VIC 3016	\$530,000	19-Jul-23

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: 07 August 2024



**124/190 FERGUSON STREET
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price **\$547,500** Sold Date **05-Jul-23**

Distance **0.01km**



**203/6 WELLINGTON PARADE
WILLIAMSTOWN VIC 3016**

1 1 -

Sold Price ^{RS} **\$507,500** Sold Date **25-Mar-24**

Distance **0.59km**



**103/136 DOUGLAS PARADE
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price **\$530,000** Sold Date **19-Jul-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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