

## 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

95 John Street 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Williamstown

Period-from

01 Feb 2020

to

31 Jan 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

5 Charles Street Williamstown VIC 3016	\$1,325,000	06-Apr-20
60 Peel Street Newport VIC 3015	\$1,275,000	28-Nov-20
14 McDonald Street Williamstown VIC 3016	\$1,250,000	12-Feb-21

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: 19 February 2021



**5 Charles Street Williamstown VIC 3016**

Sold Price

**\$1,325,000**

Sold Date **06-Apr-20**

 4  2  1

Distance **0.63km**



**60 Peel Street Newport VIC 3015**

Sold Price

<sup>RS</sup> **\$1,275,000**

Sold Date **28-Nov-20**

 3  1  1

Distance **1.07km**



**14 McDonald Street Williamstown VIC 3016**

Sold Price

<sup>RS</sup> **\$1,250,000**

Sold Date **12-Feb-21**

 4  2  1

Distance **1.28km**



**20 Sussex Street Yarraville VIC 3013**

Sold Price

**\$1,305,000**

Sold Date **10-Dec-20**

 4  2  1

Distance **3.92km**



**9 Dickens Street Yarraville VIC 3013**

Sold Price

**\$1,280,000**

Sold Date **12-Nov-20**

 3  1  1

Distance **4.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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