

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 OSBORNE 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

\$1,280,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,468,750

Property type

House

Suburb

Williamstown

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

17 JAMES STREET WILLIAMSTOWN VIC 3016	\$1,262,500	22-Jun-21
18 STEWART STREET WILLIAMSTOWN VIC 3016	\$1,365,000	10-Aug-21
61 THOMPSON STREET WILLIAMSTOWN VIC 3016	\$1,250,000	08-Aug-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 November 2021



17 JAMES STREET WILLIAMSTOWN VIC 3016

 2  1  1

Sold Price \$1,262,500 Sold Date 22-Jun-21

Distance **1.16km**



18 STEWART STREET WILLIAMSTOWN VIC 3016

 2  2  1

Sold Price \$1,365,000 Sold Date 10-Aug-21

Distance **1.08km**



61 THOMPSON STREET WILLIAMSTOWN VIC 3016

 3  1  1

Sold Price \$1,250,000 Sold Date 08-Aug-21

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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