

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

G4/136 DOUGLAS PARADE WILLIAMSTOWN VIC 3016

Address  
Including suburb and postcode

### 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)

or range  
Single Price & \$730,000 \$790,000  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$1,555,000 Property type Other Suburb Williamstown  
Period-from 01 Apr 2021 to 31 Mar 2022 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
101/27 AITKEN STREET WILLIAMSTOWN VIC 3016	730000	05-Apr-22
201/27 AITKEN STREET WILLIAMSTOWN VIC 3016	779000	08-Nov-21
2/14 GIFFARD STREET WILLIAMSTOWN VIC 3016	780000	08-Dec-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.~~

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[consumer.vic.gov.au](http://consumer.vic.gov.au)



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101/27 AITKEN STREET  
WILLIAMSTOWN VIC 3016

Sold Price

730000

Sold Date 05-Apr-22

 2  2  -

Distance

1.61km



201/27 AITKEN STREET  
WILLIAMSTOWN VIC 3016

Sold Price

<sup>RS</sup> 779000 <sup>UN</sup>

Sold Date 08-Nov-21

 2  2  1

Distance

1.61km



2/14 GIFFARD STREET  
WILLIAMSTOWN VIC 3016

Sold Price

780000

Sold Date 08-Dec-21

 2  1  2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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