

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

3/81 MELBOURNE 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Oct 2023

to

30 Sep 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

8/97 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$425,000	24-Sep-24
7/99 VERDON STREET WILLIAMSTOWN VIC 3016	\$420,000	14-Jun-24
3/18 STATION ROAD WILLIAMSTOWN VIC 3016	\$415,000	08-Sep-24

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: 14 October 2024

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**8/97 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

2 1 -

Sold Price

^{RS}

\$425,000

Sold Date

24-Sep-24

Distance

0.14km



**7/99 VERDON STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

\$420,000

Sold Date

14-Jun-24

Distance

0.3km



**3/18 STATION ROAD
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

^{RS}

\$415,000

Sold Date

08-Sep-24

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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