

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

6/77 Victoria 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Apr 2020

to

31 Mar 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

5/99 Verdon Street Williamstown VIC 3016	\$499,000	08-Jan-21
1/97 Melbourne Road Williamstown VIC 3016	\$460,000	16-Mar-21
9/18 Station Road Williamstown VIC 3016	\$500,000	03-Mar-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: 01 April 2021



**5/99 Verdon Street Williamstown
VIC 3016**

Sold Price

\$499,000

Sold Date

08-Jan-21

2

1

1

Distance

0.43km



**1/97 Melbourne Road Williamstown
VIC 3016**

Sold Price

^{RS} **\$460,000**

Sold Date

16-Mar-21

2

1

1

Distance

0.57km



**9/18 Station Road Williamstown
VIC 3016**

Sold Price

^{RS} **\$500,000**

Sold Date

03-Mar-21

2

1

1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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