

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

52 CROFTON DRIVE WILLIAMSTOWN VIC 3016

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single Price & \$1,470,000 \$1,530,000
between

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,604,000 Property type House Suburb Williamstown
Period-from 01 Sep 2023 to 31 Aug 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
6 WILLIAMS BAY GROVE WILLIAMSTOWN VIC 3016	\$1,500,000	08-Aug-24
8 KINGSHOTT CLOSE WILLIAMSTOWN VIC 3016	\$1,565,000	17-Aug-24
14 WEST COURT WILLIAMSTOWN VIC 3016	\$1,595,000	04-May-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: 24 September 2024

**6 WILLIAMS BAY GROVE
WILLIAMSTOWN VIC 3016**

3 2 2

Sold Price ^{RS} **\$1,500,000** Sold Date **08-Aug-24**Distance **0.12km****8 KINGSHOTT CLOSE
WILLIAMSTOWN VIC 3016**

4 2 1

Sold Price ^{RS} **\$1,565,000** Sold Date **17-Aug-24**Distance **0.15km****14 WEST COURT WILLIAMSTOWN
VIC 3016**

4 2 1

Sold Price **\$1,595,000** Sold Date **04-May-24**Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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