

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

8/65 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

\$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 May 2020

to

30 Apr 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

1/97 Melbourne Road Williamstown VIC 3016	\$460,000	16-Mar-21
7/18 Station Road Williamstown VIC 3016	\$510,000	10-Apr-21
9/18 Station Road Williamstown VIC 3016	\$490,000	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: 12 May 2021

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

2 1 1

Sold Price

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

Sold Date

16-Mar-21

Distance

0.29km**7/18 Station Road Williamstown
VIC 3016**

2 1 1

Sold Price

^{RS} **\$510,000**

Sold Date

10-Apr-21

Distance

0.63km**9/18 Station Road Williamstown
VIC 3016**

2 1 1

Sold Price

\$490,000

Sold Date

03-Mar-21

Distance

0.63km**RS** = Recent sale**UN** = Undisclosed Sale

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