

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

4/176-178 CECIL 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Williamstown

Period-from

01 Jun 2022

to

31 May 2023

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

31 RIFLE RANGE DRIVE WILLIAMSTOWN VIC 3016	\$1,290,000	29-Apr-23
12 MCDONALD STREET WILLIAMSTOWN VIC 3016	\$1,250,000	14-Jan-23
10 LAKEVIEW AVENUE WILLIAMSTOWN VIC 3016	\$1,300,000	13-Oct-22

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: 30 June 2023



31 RIFLE RANGE DRIVE WILLIAMSTOWN VIC 3016

3 2 2

Sold Price **\$1,290,000** Sold Date **29-Apr-23**

Distance **1.6km**



12 MCDONALD STREET WILLIAMSTOWN VIC 3016

3 3 1

Sold Price **\$1,250,000** Sold Date **14-Jan-23**

Distance **1.64km**



10 LAKEVIEW AVENUE WILLIAMSTOWN VIC 3016

3 2 2

Sold Price **\$1,300,000** Sold Date **13-Oct-22**

Distance **2.53km**

RS = Recent sale

UN = Undisclosed Sale

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