

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

515/47 NELSON PLACE 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$878,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Nov 2021

to

31 Oct 2022

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

104/27 AITKEN STREET WILLIAMSTOWN VIC 3016	\$522,750	05-Aug-22
506/47 NELSON PLACE WILLIAMSTOWN VIC 3016	-	02-Jun-22
3/68 VERDON STREET WILLIAMSTOWN VIC 3016	\$495,000	04-Jul-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: 22 November 2022



**104/27 AITKEN STREET
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price

\$522,750

Sold Date **05-Aug-22**

Distance

0.14km



**506/47 NELSON PLACE
WILLIAMSTOWN VIC 3016**

2 2 1

Sold Price

- Sold Date **02-Jun-22**

Distance

0km



**3/68 VERDON STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

\$495,000

Sold Date **04-Jul-22**

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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