

## 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

47 CROFTON DRIVE WILLIAMSTOWN VIC 3016

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Williamstown

Period-from

01 Jul 2021

to

30 Jun 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

3/85 FLORENCE STREET WILLIAMSTOWN NORTH VIC 3016	\$805,000	12-May-22
3/106 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	\$849,000	26-Mar-22
61 PICCOLO CIRCUIT WILLIAMSTOWN NORTH VIC 3016	\$860,000	17-May-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: 26 July 2022



**3/85 FLORENCE STREET  
 WILLIAMSTOWN NORTH VIC 3016**

 3  1  1

Sold Price

<sup>RS</sup> **\$805,000** Sold Date **12-May-22**

Distance **1.01km**



**3/106 KOROROIT CREEK ROAD  
 WILLIAMSTOWN NORTH VIC 3016**

 3  2  2

Sold Price

**\$849,000** Sold Date **26-Mar-22**

Distance **0.57km**



**61 PICCOLO CIRCUIT  
 WILLIAMSTOWN NORTH VIC 3016**

 3  3  2

Sold Price

<sup>RS</sup> **\$860,000** Sold Date **17-May-22**

Distance **0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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