

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

24/6 FERGUSON 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

\$249,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Dec 2023

to

30 Nov 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

9/83 VERDON STREET WILLIAMSTOWN VIC 3016	\$300,000	06-Dec-24
FERGUSON STREET WILLIAMSTOWN VIC 3016	\$285,000	19-Oct-23
2/283-285 WILLIAMSTOWN ROAD YARRAVILLE VIC 3013	\$315,000	11-Oct-23

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: 18 December 2024



**9/83 VERDON STREET
 WILLIAMSTOWN VIC 3016**

 1  1  1

Sold Price ^{RS} **\$300,000** Sold Date **06-Dec-24**

Distance **0.78km**



**FERGUSON STREET
 WILLIAMSTOWN VIC 3016**

 1  1  1

Sold Price **\$285,000** Sold Date **19-Oct-23**

Distance **0.71km**



**2/283-285 WILLIAMSTOWN ROAD
 YARRAVILLE VIC 3013**

 1  1  1

Sold Price **\$315,000** Sold Date **11-Oct-23**

Distance **4.78km**

RS = Recent sale UN = Undisclosed Sale

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