

## 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

17 James Street 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

\$1,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,412,500

Property type

House

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

30 Power Street Williamstown VIC 3016	\$1,295,000	19-Mar-21
7 Alfred Place Williamstown VIC 3016	\$1,290,000	09-Feb-21
19 James Street Williamstown VIC 3016	\$1,190,000	25-Feb-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.~~

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Rosemary Jamonts  
P 9397 6167  
M 0405 535 434  
E rosemaryj@williamstown.rh.com.au



## 30 Power Street Williamstown VIC 3016

Sold Price <sup>RS</sup> **\$1,295,000** Sold Date **19-Mar-21**

3 1 -

Distance **0.99km**

### Notes from your agent

INFERIOR LOCATION, LARGER LAND, FREESTANDING DOUBLE FRONT, 3 BEDS, NICE RENOVATION. NO PARKING



## 7 Alfred Place Williamstown VIC 3016

Sold Price **\$1,290,000** Sold Date **09-Feb-21**

2 2 -

Distance **0.05km**

### Notes from your agent

SMALLER LAND, UP TO DATE STYLING, 2 BATHROOMS, NO PARKING



## 19 James Street Williamstown VIC 3016

Sold Price **\$1,190,000** Sold Date **25-Feb-21**

3 1 1

Distance **0.01km**

### Notes from your agent

3 BEDROOMS, SMALLER LIVING, SAME LAND

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

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