

## 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

1/85 Florence Street Williamstown North 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

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Williamstown North

Period-from

01 Mar 2020

to

28 Feb 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

17/85 Florence Street Williamstown North VIC 3016	\$765,000	12-Mar-21
4/43-45 Walter Street Williamstown North VIC 3016	\$770,000	21-Dec-20
6/69 Park Crescent Williamstown North VIC 3016	\$745,000	07-May-20

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: 23 March 2021



**17/85 Florence Street Williamstown North VIC 3016**

 3  1  1

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date

**12-Mar-21**

Distance

**0.09km**



**4/43-45 Walter Street Williamstown North VIC 3016**

 3  1  1

Sold Price

**\$770,000**

Sold Date

**21-Dec-20**

Distance

**0.15km**



**6/69 Park Crescent Williamstown North VIC 3016**

 2  2  1

Sold Price

**\$745,000**

Sold Date

**07-May-20**

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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