

## 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

LOT 4 FERGUSON 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

\$470,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,620,000

Property type

Other

Suburb

Williamstown

Period-from

01 Aug 2023

to

31 Jul 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

10/49 ELECTRA STREET WILLIAMSTOWN VIC 3016	\$446,000	10-Jul-24
205/47 NELSON PLACE WILLIAMSTOWN VIC 3016	\$475,000	13-Feb-23
101/133 RAILWAY PLACE WILLIAMSTOWN VIC 3016	\$442,500	28-May-24

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: 07 August 2024



**10/49 ELECTRA STREET  
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price <sup>RS</sup> **\$446,000** Sold Date **10-Jul-24**

Distance **0.53km**



**205/47 NELSON PLACE  
WILLIAMSTOWN VIC 3016**

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Sold Price **\$475,000** Sold Date **13-Feb-23**

Distance **1.65km**



**101/133 RAILWAY PLACE  
WILLIAMSTOWN VIC 3016**

1 1 -

Sold Price **\$442,500** Sold Date **28-May-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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