

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 MERRETT DRIVE 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

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,506,250

Property type

House

Suburb

Williamstown

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

13 PROCTOR STREET WILLIAMSTOWN VIC 3016	\$1,530,000	11-Oct-21
25 SMITH AVENUE WILLIAMSTOWN VIC 3016	\$1,450,000	25-Nov-21
5 BIRD COURT WILLIAMSTOWN VIC 3016	\$1,500,000	19-Oct-21

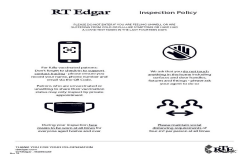
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 January 2022


**13 PROCTOR STREET
WILLIAMSTOWN VIC 3016**
 3  2  2

Sold Price **\$1,530,000** Sold Date **11-Oct-21**

Distance **0.62km**

**25 SMITH AVENUE
WILLIAMSTOWN VIC 3016**
 3  2  1

Sold Price **\$1,450,000** Sold Date **25-Nov-21**

Distance **0.43km**

**5 BIRD COURT WILLIAMSTOWN
VIC 3016**
 4  2  2

Sold Price **\$1,500,000** Sold Date **19-Oct-21**

Distance **0.28km**
RS = Recent sale

UN = Undisclosed Sale

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