

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

2/178-180 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

or range
between

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jul 2023

to

30 Jun 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

10/40 VICTORIA STREET WILLIAMSTOWN VIC 3016	\$521,000	29-Apr-24
9/2 THOMPSON STREET WILLIAMSTOWN VIC 3016	\$550,000	23-Jan-24
6/13 DOVER ROAD WILLIAMSTOWN VIC 3016	\$530,000	22-Apr-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: 26 July 2024



**10/40 VICTORIA STREET
WILLIAMSTOWN VIC 3016**

2 1 -

Sold Price

^{RS}

\$521,000

Sold Date

29-Apr-24

Distance

0.8km



**9/2 THOMPSON STREET
WILLIAMSTOWN VIC 3016**

2 2 1

Sold Price

\$550,000

Sold Date

23-Jan-24

Distance

1.38km



**6/13 DOVER ROAD
WILLIAMSTOWN VIC 3016**

2 1 -

Sold Price

\$530,000

Sold Date

22-Apr-24

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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