

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

12/88 Victoria 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

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Williamstown

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

4/83 Verdon Street Williamstown VIC 3016	\$320,000	14-Nov-20
10/95 Melbourne Road Williamstown VIC 3016	\$300,000	27-Jan-21
6/29 Dover Road Williamstown VIC 3016	\$357,500	11-Nov-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.~~

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4/83 Verdon Street Williamstown VIC 3016

1 1 1

Sold Price **\$320,000** Sold Date **14-Nov-20**

Distance **0.31km**



10/95 Melbourne Road Williamstown VIC 3016

1 1 1

Sold Price ^{RS} **\$300,000** Sold Date **27-Jan-21**

Distance **0.44km**



6/29 Dover Road Williamstown VIC 3016

1 2 1

Sold Price **\$357,500** Sold Date **11-Nov-20**

Distance **1.03km**

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

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