

## 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

8 BATH PLACE WILLIAMSTOWN VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/32 PRINCES STREET WILLIAMSTOWN VIC 3016	\$955,000	11-May-23
1/13 LILEY STREET NEWPORT VIC 3015	\$900,000	24-Mar-23
315 MELBOURNE ROAD NEWPORT VIC 3015	\$930,000	07-Oct-23

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: 30 October 2023


**2/32 PRINCES STREET  
WILLIAMSTOWN VIC 3016**

 2
  2
  1

Sold Price **\$955,000** Sold Date **11-May-23**

Distance **0.73km**


**1/13 LILEY STREET NEWPORT VIC  
3015**

 2
  2
  1

Sold Price **\$900,000** Sold Date **24-Mar-23**

Distance **1.24km**


**315 MELBOURNE ROAD NEWPORT  
VIC 3015**

 3
  2
  2

Sold Price <sup>RS</sup> **\$930,000** <sup>UN</sup> Sold Date **07-Oct-23**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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