

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

7 Lenore Crescent 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Williamstown

Period-from

01 Jan 2019

to

31 Dec 2019

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 Maclean Street Williamstown VIC 3016	\$990,000	06-Nov-19
11 Russell Place Williamstown VIC 3016	\$997,500	07-Nov-19
21 Melbourne Road Williamstown VIC 3016	\$900,000	14-Dec-19

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: 29 January 2020



4 Maclean Street Williamstown VIC 3016

Sold Price

\$990,000

Sold Date

06-Nov-19



3



2



1

Distance

0.4km



11 Russell Place Williamstown VIC 3016

Sold Price

\$997,500

Sold Date

07-Nov-19



3



1



1

Distance

0.42km



21 Melbourne Road Williamstown VIC 3016

Sold Price

^{RS} **\$900,000**

Sold Date

14-Dec-19



2



1



3

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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