

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

9/40 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

or range
between

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Oct 2020

to

30 Sep 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

6/77 Victoria Street Williamstown VIC 3016	\$530,000	08-May-21
7/88 Victoria Street Williamstown VIC 3016	\$539,000	13-May-21
15/99 Verdon Street Williamstown VIC 3016	\$495,000	30-Jul-21

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 October 2021

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**6/77 Victoria Street Williamstown
VIC 3016**

2 1 1

Sold Price

\$530,000

Sold Date

08-May-21

Distance

0.33km



**7/88 Victoria Street Williamstown
VIC 3016**

2 1 1

Sold Price

\$539,000

Sold Date

13-May-21

Distance

0.43km



**15/99 Verdon Street Williamstown
VIC 3016**

2 1 1

Sold Price

\$495,000

Sold Date

30-Jul-21

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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