

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

4 OCONNELL MEWS 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

\$1,560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,645,000

Property type

House

Suburb

Williamstown

Period-from

01 Jul 2022

to

30 Jun 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

104 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$1,450,000	24-May-23
12 CECIL STREET WILLIAMSTOWN VIC 3016	\$1,550,000	02-Jun-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: 18 July 2023



**104 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

3 1 2

Sold Price ^{RS} **\$1,450,0**

Sold Date **24-May-23**

Distance **1.36km**



**12 CECIL STREET WILLIAMSTOWN
VIC 3016**

4 2 1

Sold Price ^{RS} **\$1,550,00**

Sold Date **02-Jun-23**

Distance **2.52km**

RS = Recent sale

UN = Undisclosed Sale

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