

## 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

417/47 NELSON PLACE WILLIAMSTOWN VIC 3016

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jan 2022

to

31 Dec 2022

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

201/47 NELSON PLACE WILLIAMSTOWN VIC 3016	\$715,000	30-Nov-21
307/47 NELSON PLACE WILLIAMSTOWN VIC 3016	\$760,000	21-Oct-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: 10 January 2023



## 201/47 NELSON PLACE WILLIAMSTOWN VIC 3016

2 2 1

Sold Price

**\$715,000**

Sold Date

**30-Nov-21**

Distance

**0km**



## 307/47 NELSON PLACE WILLIAMSTOWN VIC 3016

3 2 1

Sold Price

**\$760,000**

Sold Date

**21-Oct-21**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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