

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

2/125 FERGUSON 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Nov 2022

to

31 Oct 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

3/125 FERGUSON STREET WILLIAMSTOWN VIC 3016	\$285,000	20-Oct-23
12/125 FERGUSON STREET WILLIAMSTOWN VIC 3016	\$300,000	13-Feb-23
10/83 VERDON STREET WILLIAMSTOWN VIC 3016	\$340,000	16-Feb-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: 01 November 2023



**3/125 FERGUSON STREET
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price ^{RS} **\$285,000** ^{UN} Sold Date **20-Oct-23**

Distance **0km**



**12/125 FERGUSON STREET
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price **\$300,000** Sold Date **13-Feb-23**

Distance **0km**



**10/83 VERDON STREET
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price **\$340,000** Sold Date **16-Feb-23**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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