

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/148 DOUGLAS PARADE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/60 FLORENCE STREET WILLIAMSTOWN NORTH VIC 3016	\$762,000	27-Nov-21
7/69 PARK CRESCENT WILLIAMSTOWN NORTH VIC 3016	\$795,000	30-Oct-21
2/14 GIFFARD STREET WILLIAMSTOWN VIC 3016	\$780,000	08-Dec-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 17 March 2022



**2/60 FLORENCE STREET
WILLIAMSTOWN NORTH VIC 3016**

 3  1  1

Sold Price **\$762,000** Sold Date **27-Nov-21**

Distance **1.91km**



**7/69 PARK CRESCENT
WILLIAMSTOWN NORTH VIC 3016**

 2  2  1

Sold Price **\$795,000** Sold Date **30-Oct-21**

Distance **1.58km**



**2/14 GIFFARD STREET
WILLIAMSTOWN VIC 3016**

 2  1  2

Sold Price **\$780,000** Sold Date **08-Dec-21**

Distance **1.27km**

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

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