

## 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 Inglis Street Williamstown North 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

\$1,200,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Williamstown North

Period-from

01 Feb 2020

to

31 Jan 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

26 Proctor Street Williamstown VIC 3016	\$1,210,000	10-Jun-20
83 Merrett Drive Williamstown VIC 3016	\$1,323,000	05-Jun-20
13 Bates Drive Williamstown VIC 3016	\$1,250,000	17-Jun-20

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.~~

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**26 Proctor Street Williamstown VIC 3016** Sold Price **\$1,210,000** Sold Date **10-Jun-20**

3 2 2

Distance **0.23km**

#### Notes from your agent

A STRIKING HOME. MORE LAND. GARAGE. RECENT SALE.



**83 Merrett Drive Williamstown VIC 3016** Sold Price **\$1,323,000** Sold Date **05-Jun-20**

3 2 3

Distance **0.53km**

#### Notes from your agent

SINGLE STOREY, LARGE LAND, PARKING.



**13 Bates Drive Williamstown VIC 3016** Sold Price **\$1,250,000** Sold Date **17-Jun-20**

- - 2

Distance **0.56km**

#### Notes from your agent

SIMILAR LAND SIZE, 3 BEDROOMS, GARAGE

RS = Recent sale UN = Undisclosed Sale

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