

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

2/42 VICTORIA 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Feb 2023

to

31 Jan 2024

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

6/99 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	410000	23-May-23
7/42-44 VERDON STREET WILLIAMSTOWN VIC 3016	440000	13-Jan-24
3/81 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	408000	09-Dec-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: 05 February 2024



**6/99 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price **410000** Sold Date **23-May-23**

Distance **0.77km**



**7/42-44 VERDON STREET
WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price **440000** Sold Date **13-Jan-24**

Distance **0.68km**



**3/81 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price ^{RS} **408000** Sold Date **09-Dec-23**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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