

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

5 Park Crescent Williamstown North 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Williamstown North

Period-from

01 Apr 2020

to

31 Mar 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

| | | |
|--|-------------|-----------|
| 56 Power Street Williamstown VIC 3016 | \$1,475,000 | 20-Feb-21 |
| 16 Miris Street Newport VIC 3015 | \$1,502,000 | 27-Feb-21 |
| 7 Rosseau Street Williamstown VIC 3016 | \$1,476,000 | 25-Mar-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: 13 April 2021



56 Power Street Williamstown VIC 3016

Sold Price

^{RS} **\$1,475,000**

Sold Date

20-Feb-21

 3  1  2

Distance

0.51km



16 Miris Street Newport VIC 3015

Sold Price

^{RS} **\$1,502,000**

Sold Date

27-Feb-21

 3  1  3

Distance

1.3km



7 Rosseau Street Williamstown VIC 3016

Sold Price

^{RS} **\$1,476,000**

Sold Date

25-Mar-21

 3  1  2

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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