

## 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

24 Castle Street Williamstown 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,405,000

Property type

House

Suburb

Williamstown

Period-from

01 May 2020

to

30 Apr 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

2 Collins Street Williamstown VIC 3016	\$1,405,000	19-Jan-21
30 Edina Street Williamstown North VIC 3016	\$1,300,000	01-May-21
188 Melbourne Road Williamstown VIC 3016	\$1,330,000	02-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.~~

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**2 Collins Street Williamstown VIC 3016**

Sold Price

**\$1,405,000**

Sold Date

**19-Jan-21**

4 2 3

Distance

**0.12km**



**30 Edina Street Williamstown North VIC 3016**

Sold Price

<sup>RS</sup> **\$1,300,000**

Sold Date

**01-May-21**

4 1 2

Distance

**0.64km**



**188 Melbourne Road Williamstown VIC 3016**

Sold Price

**\$1,330,000**

Sold Date

**02-Mar-21**

3 1 1

Distance

**0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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