

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

2/103 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Williamstown North

Period-from

01 Nov 2020

to

31 Oct 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

6/68 Kororoit Creek Road Williamstown North VIC 3016	\$392,500	20-Apr-21
13/44 Kororoit Creek Road Williamstown North VIC 3016	\$407,000	06-Sep-21
9/46 Kororoit Creek Road Williamstown North VIC 3016	\$450,000	25-Sep-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: 03 November 2021

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**6/68 Kororoit Creek Road
Williamstown North VIC 3016**

2 1 1

Sold Price **\$392,500** Sold Date **20-Apr-21**

Distance **0.78km**



**13/44 Kororoit Creek Road
Williamstown North VIC 3016**

2 1 1

Sold Price ^{RS} **\$407,000** Sold Date **06-Sep-21**

Distance **0.91km**



**9/46 Kororoit Creek Road
Williamstown North VIC 3016**

2 1 1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **25-Sep-21**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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