

## 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

44 HANMER 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

\$2,500,000

&

\$2,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,615,000

Property type

House

Suburb

Williamstown

Period-from

01 Apr 2021

to

31 Mar 2022

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

156 CECIL STREET WILLIAMSTOWN VIC 3016	\$2,500,000	26-Mar-22
55 CECIL STREET WILLIAMSTOWN VIC 3016	\$2,495,000	26-Mar-22
71 VERDON STREET WILLIAMSTOWN VIC 3016	\$2,660,000	27-Nov-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: 27 April 2022



**156 CECIL STREET  
WILLIAMSTOWN VIC 3016**

Sold Price <sup>RS</sup> **\$2,500,000** Sold Date **26-Mar-22**

3 2 2

Distance -



**55 CECIL STREET WILLIAMSTOWN  
VIC 3016**

Sold Price <sup>RS</sup> **\$2,495,000** Sold Date **26-Mar-22**

4 2 1

Distance **0.06km**



**71 VERDON STREET  
WILLIAMSTOWN VIC 3016**

Sold Price **\$2,660,000** Sold Date **27-Nov-21**

4 1 -

Distance -

**RS** = Recent sale

**UN** = Undisclosed Sale

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