

## 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

9/18 Station Road 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/42-44 Verdon Street Williamstown VIC 3016	\$550,000	15-Jun-20
11/77 Dover Road Williamstown VIC 3016	\$570,000	16-Jun-20
4/40 Victoria Street Williamstown VIC 3016	\$525,000	14-Jul-20

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: 20 January 2021

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**2/42-44 Verdon Street  
Williamstown VIC 3016**

2 1 1

Sold Price **\$550,000** Sold Date **15-Jun-20**

Distance **0.68km**



**11/77 Dover Road Williamstown VIC 3016**

2 1 1

Sold Price **\$570,000** Sold Date **16-Jun-20**

Distance **0.7km**



**4/40 Victoria Street Williamstown  
VIC 3016**

2 1 1

Sold Price **\$525,000** Sold Date **14-Jul-20**

Distance **0.9km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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