

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

3 Perry Street Williamstown 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,327,500

Property type

House

Suburb

Williamstown

Period-from

01 Jun 2019

to

31 May 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

7 Lenore Crescent Williamstown VIC 3016	\$1,096,000	07-Feb-20
15 Yarra Street Williamstown VIC 3016	\$1,100,000	29-Feb-20
35 Bates Drive Williamstown VIC 3016	\$1,045,000	09-Feb-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: 10 June 2020


7 Lenore Crescent Williamstown VIC 3016
 3  1  1

Sold Price **\$1,096,000** Sold Date **07-Feb-20**

Distance **0.33km**

15 Yarra Street Williamstown VIC 3016
 3  2  -

Sold Price **\$1,100,000** Sold Date **29-Feb-20**

Distance **1.04km**

35 Bates Drive Williamstown VIC 3016
 3  1  1

Sold Price **\$1,045,000** Sold Date **09-Feb-20**

Distance **1.46km**
RS = Recent sale

UN = Undisclosed Sale

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