

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

7/98 RAILWAY PLACE 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jun 2022

to

31 May 2023

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

| | | |
|---|-----------|-----------|
| 8/2 THOMPSON STREET WILLIAMSTOWN VIC 3016 | \$685,000 | 16-Mar-23 |
| 2/4 GELLIBRAND STREET WILLIAMSTOWN VIC 3016 | \$645,000 | 10-Jun-23 |
| | | |

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: 13 June 2023



**8/2 THOMPSON STREET
WILLIAMSTOWN VIC 3016**

2 2 1

Sold Price **\$685,000** Sold Date **16-Mar-23**

Distance **1.22km**



**2/4 GELLIBRAND STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price ^{RS} **\$645,000** Sold Date **10-Jun-23**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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