

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

7/77 VICTORIA 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jan 2023

to

31 Dec 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

6/42-44 VERDON STREET WILLIAMSTOWN VIC 3016

\$567,000

22-Sep-23

9/4 LYONS STREET WILLIAMSTOWN VIC 3016

\$550,000

27-May-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: 08 January 2024



**6/42-44 VERDON STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

^{RS}

\$567,000

Sold Date

22-Sep-23

Distance

0.65km



**9/4 LYONS STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

\$550,000

Sold Date

27-May-23

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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