

# 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 1/87 Railway Crescent, 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 \$680,000 & \$730,000

### Median sale price

Median price \$725,499 Property type 2 bdr - Unit Suburb Williamstown

Period - From 8/8/21 to 8/8/22 Source Realestate.com.au

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 1/72 Dover Road, Williamstown, Vic 3016	\$870,000	2/3/22
2 3/40-42 Hosking Street, Williamstown, Vic 3016	\$620,000	29/4/22
3 3/22-24 Twyford Street, Williamstown, Vic 3016	\$643,000	19/2/22

This Statement of Information was prepared on: 8/8/22