

## 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

34 Russell Place 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

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,412,500

Property type

House

Suburb

Williamstown

Period-from

01 Apr 2020

to

31 Mar 2021

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

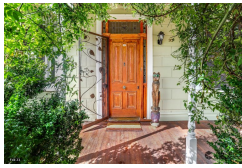
Date of sale

|   |             |           |
|---|-------------|-----------|
| 95 John Street Williamstown VIC 3016      | \$1,515,000 | 20-Mar-21 |
| 1/79 Princes Street Williamstown VIC 3016 | \$1,485,000 | 25-Mar-21 |
| 8 Collins Street Williamstown VIC 3016    | \$1,530,000 | 18-Apr-21 |

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: 26 April 2021



**95 John Street Williamstown VIC 3016**

 4  2  1

Sold Price

<sup>RS</sup>

**\$1,515,000**

Sold Date

**20-Mar-21**

Distance

**0.14km**



**1/79 Princes Street Williamstown VIC 3016**

 3  2  2

Sold Price

<sup>RS</sup>

**\$1,485,000**

Sold Date

**25-Mar-21**

Distance

**0.21km**



**8 Collins Street Williamstown VIC 3016**

 3  2  -

Sold Price

<sup>RS</sup>

**\$1,530,000**

Sold Date

**18-Apr-21**

Distance

**0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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