

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

8/77 Dover Road 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

\$660,000

Property type

Unit

Suburb

Williamstown

Period-from

01 May 2020

to

30 Apr 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

7/18 Station Road Williamstown VIC 3016	\$510,000	10-Apr-21
109/133 Railway Place Williamstown VIC 3016	\$511,000	14-Dec-20
6/77 Victoria Street Williamstown VIC 3016	\$530,000	08-May-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: 11 May 2021



**7/18 Station Road Williamstown
VIC 3016**

 2  1  1

Sold Price

^{RS} **\$510,000**

Sold Date

10-Apr-21

Distance

0.7km



**109/133 Railway Place
Williamstown VIC 3016**

 1  1  1

Sold Price

\$511,000

Sold Date

14-Dec-20

Distance

0.93km



**6/77 Victoria Street Williamstown
VIC 3016**

 2  1  1

Sold Price

^{RS} **\$530,000**

Sold Date

08-May-21

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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