

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

3/85 FLORENCE STREET WILLIAMSTOWN NORTH 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,500

Property type

Unit

Suburb

Williamstown North

Period-from

01 Apr 2021

to

31 Mar 2022

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

7/69 PARK CRESCENT WILLIAMSTOWN NORTH VIC 3016	\$795,000	30-Oct-21
2/40 ROSSHIRE ROAD NEWPORT VIC 3015	\$800,000	22-Mar-22
3/203 MASON STREET NEWPORT VIC 3015	\$820,000	26-Mar-22

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: 20 April 2022



**7/69 PARK CRESCENT
WILLIAMSTOWN NORTH VIC 3016**

 2  2  1

Sold Price **\$795,000** Sold Date **30-Oct-21**

Distance **0.59km**



**2/40 ROSSHIRE ROAD NEWPORT
VIC 3015**

 3  2  2

Sold Price ^{RS} **\$800,000** Sold Date **22-Mar-22**

Distance **1.06km**



**3/203 MASON STREET NEWPORT
VIC 3015**

 3  1  1

Sold Price ^{RS} **\$820,000** Sold Date **26-Mar-22**

Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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