# 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

87A Power 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	\$865,000	&	\$925,000
<b>Median sale price</b> (*Delete house or unit as applicable)				

Median Price	\$1,387,500	Prop	roperty type		House	Suburb	Williamstown
Period-from	01 Mar 2020	to	28 Feb 2	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	
3 Burgoyne Court Williamstown VIC 3016	\$940,000	12-Nov-20	
2 Knight Mews Williamstown VIC 3016	\$960,000	02-Feb-21	
21 Railway Place Williamstown VIC 3016	\$920,000	27-Nov-20	

#### 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: 24 March 2021



consumer.vic.gov.au

Compton Green

Vivienne G M 0448355177

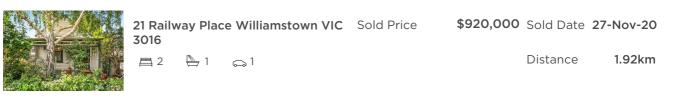
E Admin@comptongreen.com.au

Distance

0.78km

	2 Knight Mews Williamstown VIC 3016	Sold Price	<sup>RS</sup> \$960,000	Sold Date	02-Feb-21
<ul> <li>Barnet and et al. (a).</li> <li>Barnet and et al</li></ul>	<b>■</b> 3 <b>№</b> 2 ⇔1			Distance	0.71km
Characterization     Constraints     Cons	3 Burgoyne Court Williamstown V 3016	\$940,000	Sold Date 12-Nov-2		

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RS = Recent sale UN = Undisclosed Sale

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