

## 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

10/97 VERDON STREET 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Oct 2023

to

30 Sep 2024

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

12/77 DOVER ROAD WILLIAMSTOWN VIC 3016	\$500,000	03-Feb-24
40 VICTORIA STREET WILLIAMSTOWN VIC 3016	\$521,000	29-Apr-24

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: 18 October 2024



**12/77 DOVER ROAD  
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$500,000** Sold Date **03-Feb-24**

Distance **0.83km**



**40 VICTORIA STREET  
WILLIAMSTOWN VIC 3016**

2 1 -

Sold Price <sup>RS</sup> **\$521,000** Sold Date **29-Apr-24**

Distance **0.68km**

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

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