

## 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

G03/25 WINDSOR TERRACE 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jan 2024

to

31 Dec 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

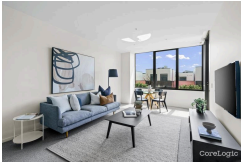
203/7 WINDSOR TERRACE WILLIAMSTOWN VIC 3016	\$700,000	30-Nov-24
107/47 NELSON PLACE WILLIAMSTOWN VIC 3016	\$705,000	21-Aug-24

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.

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**203/7 WINDSOR TERRACE  
WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **30-Nov-24**

Distance **0.11km**



**107/47 NELSON PLACE  
WILLIAMSTOWN VIC 3016**

 2  2  1

Sold Price **\$705,000** Sold Date **21-Aug-24**

Distance **0.18km**

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

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