

## 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

154 Osborne 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

\$1,600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Dec 2018

to

30 Nov 2019

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

16 Lyons Street Williamstown VIC 3016	\$1,400,000	12-Oct-19
16 Illawarra Street Williamstown VIC 3016	\$1,475,000	01-Apr-19

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: 09 December 2019

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**16 Lyons Street Williamstown VIC 3016**

Sold Price **\$1,400,000** Sold Date **12-Oct-19**

4 1 2

Distance **0.56km**



**16 Illawarra Street Williamstown VIC 3016**

Sold Price **\$1,475,000** Sold Date **01-Apr-19**

3 1 1

Distance **0.75km**

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

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