

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

8 Anzac Crescent 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

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,415,500

Property type

Other

Suburb

Williamstown

Period-from

01 Jul 2020

to

30 Jun 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

2 Tobruk Crescent Williamstown VIC 3016	\$1,700,000	01-Feb-21
6 Hoffman Terrace Williamstown VIC 3016	\$1,800,000	27-Mar-21
3 Garden Street Williamstown VIC 3016	\$1,805,000	17-Apr-21

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: 02 July 2021



**2 Tobruk Crescent Williamstown
VIC 3016**

 4  3  1

Sold Price ^{RS} **\$1,700,000** Sold Date **01-Feb-21**

Distance **0.18km**

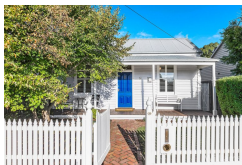


**6 Hoffman Terrace Williamstown
VIC 3016**

 4  2  2

Sold Price **\$1,800,000** Sold Date **27-Mar-21**

Distance **0.51km**



**3 Garden Street Williamstown VIC
3016**

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Sold Price ^{RS} **\$1,805,000** Sold Date **17-Apr-21**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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