

## 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

30 Edina Street Williamstown North 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Williamstown North

Period-from

01 Apr 2020

to

31 Mar 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

106 Market Street Newport VIC 3015	\$895,000	09-Nov-20
15 Railway Parade Newport VIC 3015	\$895,000	10-Dec-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: 01 April 2021

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**106 Market Street Newport VIC 3015**

 3  1  1

Sold Price

**\$895,000**

Sold Date **09-Nov-20**

Distance **0.94km**



**15 Railway Parade Newport VIC 3015**

 2  1  4

Sold Price

Sold Date **10-Dec-20**

Distance **1.31km**

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

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