

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

5/11-19 FERGUSON STREET 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Apr 2023

to

31 Mar 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

1/93 RAILWAY CRESCENT WILLIAMSTOWN VIC 3016	\$748,000	21-Nov-23
1/78 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	\$772,000	19-Sep-23
82/1-49 PAAS PLACE WILLIAMSTOWN VIC 3016	\$730,000	12-Sep-23

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: 22 April 2024



**1/93 RAILWAY CRESCENT
WILLIAMSTOWN VIC 3016**

3 1 1

Sold Price **\$748,000** Sold Date **21-Nov-23**

Distance **0.94km**



**1/78 KOROROIT CREEK ROAD
WILLIAMSTOWN NORTH VIC 3016**

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Sold Price **\$772,000** Sold Date **19-Sep-23**

Distance **1.57km**



**82/1-49 PAAS PLACE
WILLIAMSTOWN VIC 3016**

2 - 1

Sold Price **\$730,000** Sold Date **12-Sep-23**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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