

## 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

5/181 Melbourne Road 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jan 2019

to

31 Dec 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

3/32 Princes Street Williamstown VIC 3016	\$855,000	28-Nov-19
5/32 Princes Street Williamstown VIC 3016	\$860,000	25-Aug-19
502/47 Nelson Place Williamstown VIC 3016	\$835,000	09-Oct-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: 24 January 2020

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**3/32 Princes Street Williamstown  
VIC 3016**

- 2 1

Sold Price

**\$855,000**

Sold Date

**28-Nov-19**

Distance

**0.41km**



**5/32 Princes Street Williamstown  
VIC 3016**

2 2 1

Sold Price

**\$860,000**

Sold Date

**25-Aug-19**

Distance

**0.42km**



**502/47 Nelson Place Williamstown  
VIC 3016**

2 2 1

Sold Price

**\$835,000**

Sold Date

**09-Oct-19**

Distance

**2.27km**

RS = Recent sale

UN = Undisclosed Sale

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