

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

4 Lakeview Avenue 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

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,522,000

Property type

House

Suburb

Williamstown

Period-from

01 Sep 2020

to

31 Aug 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

1 Salt Water Drive Williamstown VIC 3016	\$1,450,000	04-May-21
18 Bates Drive Williamstown VIC 3016	\$1,340,000	25-Mar-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.

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**1 Salt Water Drive Williamstown
VIC 3016**

3 2 2

Sold Price **\$1,450,000** Sold Date **04-May-21**

Distance **0.18km**



**18 Bates Drive Williamstown VIC
3016**

3 2 1

Sold Price **\$1,340,000** Sold Date **25-Mar-21**

Distance **0.77km**

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

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