

## 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

8/87-115 NELSON PLACE WILLIAMSTOWN VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/3 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$822,000	04-Mar-23
7/98 RAILWAY PLACE WILLIAMSTOWN VIC 3016	\$756,000	08-Jul-23
78 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	\$785,000	03-Aug-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: 20 October 2023


**2/3 MELBOURNE ROAD  
WILLIAMSTOWN VIC 3016**
 2    1    1

Sold Price      **\$822,000**   Sold Date   **04-Mar-23**

Distance      **0.62km**

**7/98 RAILWAY PLACE  
WILLIAMSTOWN VIC 3016**
 2    1    1

Sold Price      **\$756,000**   Sold Date   **08-Jul-23**

Distance      **1.32km**

**78 KOROROIT CREEK ROAD  
WILLIAMSTOWN NORTH VIC 3016**
 2    1    1

Sold Price      **\$785,000**   Sold Date   **03-Aug-23**

Distance      **2.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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