

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

2/110-111 RAILWAY PLACE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jun 2022

to

31 May 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

5/72 DOVER ROAD WILLIAMSTOWN VIC 3016	\$630,000	10-Dec-22
13/7-9 PARK CRESCENT WILLIAMSTOWN NORTH VIC 3016	\$683,000	09-May-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: 08 June 2023



**5/72 DOVER ROAD
WILLIAMSTOWN VIC 3016**

2 1 2

Sold Price **\$630,000** Sold Date **10-Dec-22**

Distance **0.94km**



**13/7-9 PARK CRESCENT
WILLIAMSTOWN NORTH VIC 3016**

2 1 1

Sold Price ^{RS} **\$683,000** Sold Date **09-May-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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