

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

7/42-44 VERDON 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Dec 2022

to

30 Nov 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

3/81 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$408,000	09-Dec-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.

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Eric Mancini

M 0413 952 305

E emancini@mancini.com.au



**3/81 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

^{RS} **\$408,000** Sold Date **09-Dec-23**

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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