

# 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

37 Champion Road, Williamstown North Vic 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$1,120,000

Property Type House

Suburb Williamstown North

Period - From 17/07/2022

to

16/07/2023

Source REIV

### 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 six 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	122 Stevedore St WILLIAMSTOWN 3016	\$1,950,000	16/02/2023
2	28 Oakbank St NEWPORT 3015	\$1,800,000	13/05/2023
3			

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 six months.~~

This Statement of Information was prepared on:

17/07/2023 12:12



5 2 4

**Rooms:** 8

**Property Type:** House

**Land Size:** 680 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

17/07/2022 - 16/07/2023: \$1,120,000

## Comparable Properties



**122 Stevedore St WILLIAMSTOWN 3016 (REI/VG)**

Agent Comments

5 2 3

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 16/02/2023

**Property Type:** House (Res)

**Land Size:** 525 sqm approx



**28 Oakbank St NEWPORT 3015 (REI)**

Agent Comments

3 2 3

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** House (Res)

**Land Size:** 580 sqm approx

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 six months.