

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

3/68 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$779,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jun 2021

to

31 May 2022

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

9/40 VICTORIA STREET WILLIAMSTOWN VIC 3016	\$480,000	27-Nov-21
6/53 RAILWAY PLACE WILLIAMSTOWN VIC 3016	\$1	02-Jan-22
4/97 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$529,999	21-Jan-22

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: 03 June 2022

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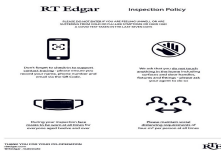


9/40 VICTORIA STREET WILLIAMSTOWN VIC 3016

2 1 1

Sold Price **\$480,000** Sold Date **27-Nov-21**

Distance -



6/53 RAILWAY PLACE WILLIAMSTOWN VIC 3016

2 1 1

Sold Price **\$1** Sold Date **02-Jan-22**

Distance -



4/97 MELBOURNE ROAD WILLIAMSTOWN VIC 3016

2 1 1

Sold Price **\$529,999** Sold Date **21-Jan-22**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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