

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/40-42 HOSKING 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Williamstown

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

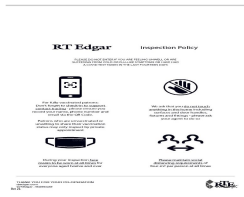











Date of sale

1/77 DOVER ROAD WILLIAMSTOWN VIC 3016	\$610,000	01-Nov-21
22/4 MASON STREET NEWPORT VIC 3015	\$630,000	03-Feb-22
12/2 THOMPSON STREET WILLIAMSTOWN VIC 3016	\$630,000	18-Mar-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 April 2022

	1/77 DOVER ROAD WILLIAMSTOWN VIC 3016	Sold Price	\$610,000	Sold Date	01-Nov-21
	 2  1  1			Distance	0.5km
	22/4 MASON STREET NEWPORT VIC 3015	Sold Price	^{RS} \$630,000 ^{UN}	Sold Date	03-Feb-22
	 2  1  1			Distance	1.69km
	12/2 THOMPSON STREET WILLIAMSTOWN VIC 3016	Sold Price	^{RS} \$630,000	Sold Date	18-Mar-22
	 2  2  1			Distance	1.47km

RS = Recent sale

UN = Undisclosed Sale

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