

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

4/29 DOVER ROAD 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Oct 2022

to

30 Sep 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

9/114 MASON STREET NEWPORT VIC 3015	\$420,000	06-May-23
4/31 BRADLEY STREET NEWPORT VIC 3015	\$428,000	30-May-23
1/36 ROBERT STREET SPOTSWOOD VIC 3015	\$412,000	20-Dec-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: 09 October 2023

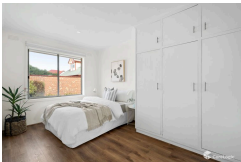
**9/114 MASON STREET NEWPORT
VIC 3015**

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Sold Price

\$420,000Sold Date **06-May-23**

Distance

2.76km**4/31 BRADLEY STREET NEWPORT
VIC 3015**

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Sold Price

\$428,000Sold Date **30-May-23**

Distance

2.83km**1/36 ROBERT STREET
SPOTSWOOD VIC 3015**

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Sold Price

\$412,000Sold Date **20-Dec-22**

Distance

3.26km

RS = Recent sale

UN = Undisclosed Sale

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