

## 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

92 MELBOURNE ROAD WILLIAMSTOWN VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

House

Suburb

Williamstown

Period-from

01 Aug 2021

to

31 Jul 2022

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 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

86 WOODS STREET NEWPORT VIC 3015	\$879,000	04-Jun-22
44 YARRA STREET WILLIAMSTOWN VIC 3016	\$931,000	23-Apr-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: 04 August 2022



## 86 WOODS STREET NEWPORT VIC 3015

Sold Price

<sup>RS</sup>

**\$879,000**

Sold Date

**04-Jun-22**

2

1

1

Distance

**2.28km**



## 44 YARRA STREET WILLIAMSTOWN VIC 3016

Sold Price

<sup>RS</sup>

**\$931,000**

Sold Date

**23-Apr-22**

2

1

-

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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