

## 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

19 Sands Place 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

\$2,400,000

&

\$2,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,522,000

Property type

House

Suburb

Williamstown

Period-from

01 Sep 2020

to

31 Aug 2021

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

20 Garden Street Williamstown VIC 3016	\$2,680,000	26-Jun-21
2/10 Clark Street Williamstown VIC 3016	\$2,700,000	20-Jun-21

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.

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**20 Garden Street Williamstown VIC 3016** Sold Price **\$2,680,000** Sold Date **26-Jun-21**

 4  3  2

Distance **0.06km**



**2/10 Clark Street Williamstown VIC 3016** Sold Price **\$2,700,000** Sold Date **20-Jun-21**

 4  2  2

Distance **1.29km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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