## 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	68 Parker Street, Williamstown Vic 3016
Including suburb and	
postcode	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,025,000

### Median sale price

Median price	\$1,651,000	Pro	perty Type	House		Suburb	Williamstown
Period - From	14/02/2022	to	13/02/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	20 Illawarra St WILLIAMSTOWN 3016	\$1,145,000	03/12/2022
2	11 Hotham St WILLIAMSTOWN 3016	\$1,126,700	17/12/2022
3	7 Swanston St WILLIAMSTOWN 3016	\$1,020,000	09/10/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2023 11:09







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Rooms: 4

**Property Type:** House **Land Size:** 208 sqm approx

Agent Comments

Indicative Selling Price \$1,025,000 Median House Price 14/02/2022 - 13/02/2023: \$1,651,000

# Comparable Properties



20 Illawarra St WILLIAMSTOWN 3016 (REI/VG) Agent Comments

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**Price:** \$1,145,000 **Method:** Auction Sale **Date:** 03/12/2022

Property Type: House (Res) Land Size: 178 sqm approx



11 Hotham St WILLIAMSTOWN 3016 (REI)

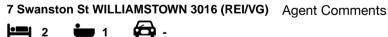
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**Price:** \$1,126,700 **Method:** Auction Sale **Date:** 17/12/2022

Property Type: House (Res)

**Agent Comments** 





Price: \$1,020,000

Method: Sold Before Auction

Date: 09/10/2022

Property Type: House (Res) Land Size: 158 sqm approx

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