

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

68 Parker Street, Williamstown Vic 3016

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

Property 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	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 comparable properties 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



2
 1
 0

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**

2
 1
 1

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) **Agent Comments**

2
 1
 1

Price: \$1,126,700

Method: Auction Sale

Date: 17/12/2022

Property Type: House (Res)



7 Swanston St WILLIAMSTOWN 3016 (REI/VG) **Agent Comments**

2
 1
 -

Price: \$1,020,000

Method: Sold Before Auction

Date: 09/10/2022

Property Type: House (Res)

Land Size: 158 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099