

## 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

18A Bayview Street 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

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,405,000

Property type

House

Suburb

Williamstown

Period-from

01 Jun 2020

to

31 May 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

6 Hoffman Terrace Williamstown VIC 3016	\$1,800,000	27-Mar-21
11 Waterfront Place Williamstown VIC 3016	\$1,835,000	12-Feb-21
43 Aitken Street Williamstown VIC 3016	\$1,725,000	15-May-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.~~

This Statement of Information was prepared on: 01 June 2021



**6 Hoffman Terrace Williamstown  
VIC 3016**

4 2 2

Sold Price **\$1,800,000** Sold Date **27-Mar-21**

Distance **0.45km**



**11 Waterfront Place Williamstown  
VIC 3016**

4 2 2

Sold Price **\$1,835,000** Sold Date **12-Feb-21**

Distance **1.65km**



**43 Aitken Street Williamstown VIC  
3016**

3 2 2

Sold Price <sup>RS</sup> **\$1,725,000** Sold Date **15-May-21**

Distance **1.84km**

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

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