

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

4/22-24 Twyford Street Williamstown VIC 3016

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

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

7/49 Electra Street Williamstown VIC 3016	\$589,999	10-Apr-21
7/68 Verdon Street Williamstown VIC 3016	\$589,999	19-Jul-21
5/77 Victoria Street Williamstown VIC 3016	\$575,000	07-Aug-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: 29 September 2021



**7/49 Electra Street Williamstown
VIC 3016**

 2  1  1

Sold Price

\$589,999

Sold Date

10-Apr-21

Distance

0.98km



**7/68 Verdon Street Williamstown
VIC 3016**

 2  1  1

Sold Price

Sold Date

19-Jul-21

Distance

1.19km



**5/77 Victoria Street Williamstown
VIC 3016**

 2  1  1

Sold Price

^{RS} **\$575,000**

Sold Date

07-Aug-21

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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