

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

12 Clark 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

\$2,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

Williamstown

Period-from

01 Aug 2020

to

31 Jul 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

15 White Street Williamstown VIC 3016	\$2,655,000	11-Feb-21
105 Thompson Street Williamstown VIC 3016	\$2,620,000	15-May-21
81 Hanmer Street Williamstown VIC 3016	\$2,550,000	19-Mar-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: 19 August 2021



15 White Street Williamstown VIC 3016

Sold Price

\$2,655,000

Sold Date

11-Feb-21

4 2 2

Distance

1.12km

Notes from your agent

BRAND NEW RENO. SMALLER LAND



105 Thompson Street Williamstown VIC 3016

Sold Price

^{RS} **\$2,620,000**

Sold Date

15-May-21

4 3 2

Distance

1.53km



81 Hanmer Street Williamstown VIC 3016

Sold Price

\$2,550,000

Sold Date

19-Mar-21

4 2 2

Distance

1.11km

Notes from your agent

DATED RENO

RS = Recent sale

UN = Undisclosed Sale

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