# 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

34 Station Road Williamstown VIC 3016

#### Indicative selling price

Mediar (\*Delete

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

Single Price	or range between	\$1,000,000	&	\$1,100,000				
n sale price								
e house or unit as applicable)								

Median Price	\$1,387,500	Prope	erty type	House		Suburb	Williamstown
Period-from	01 Mar 2020	to	28 Feb 2	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	
118 Douglas Parade Williamstown VIC 3016	\$1,115,000	10-Nov-20	
11 Bird Court Williamstown VIC 3016	\$1,000,000	12-Dec-20	
1 Langford Street Williamstown VIC 3016	\$1,103,000	28-Nov-20	

OR

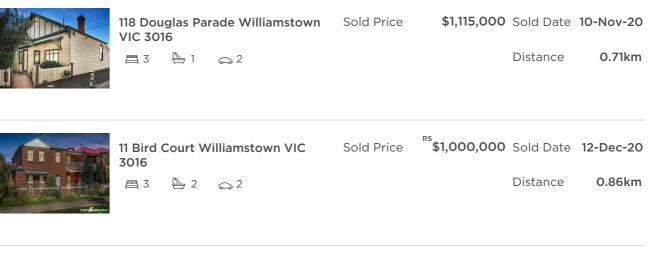
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 March 2021



consumer.vic.gov.au







1 Langford Street Williamstown VIC Sold 3016				Sold Price	\$1,103,000	Sold Date	28-Nov-20
	2	<b>-</b>				Distance	1.01km

#### RS = Recent sale UN = Undisclosed Sale

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