

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

6 WILLIAMS BAY GROVE 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,620,000

Property type

House

Suburb

Williamstown

Period-from

01 Jul 2023

to

30 Jun 2024

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

12 PAAS PLACE WILLIAMSTOWN VIC 3016	\$1,365,000	20-Sep-23
248 COOGEE LANE WILLIAMSTOWN VIC 3016	\$1,370,000	09-May-24

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: 16 July 2024



**12 PAAS PLACE WILLIAMSTOWN
VIC 3016**

Sold Price **\$1,365,000** Sold Date **20-Sep-23**

 3  2  2

Distance **0.25km**



**248 COOGEE LANE
WILLIAMSTOWN VIC 3016**

Sold Price ^{RS} **\$1,370,000** Sold Date **09-May-24**

 3  2  2

Distance **0.9km**

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

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