

## 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

144 Ferguson 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,412,500

Property type

House

Suburb

Williamstown

Period-from

01 Apr 2020

to

31 Mar 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

9 Union Street Williamstown VIC 3016	\$1,050,000	17-Mar-21
85 Wilkins Street Newport VIC 3015	\$1,015,000	24-Mar-21
6 Waltham Road Newport VIC 3015	\$1,060,000	09-Dec-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: 20 April 2021



**9 Union Street Williamstown VIC 3016**

 2
  1
  2

Sold Price

<sup>RS</sup> **\$1,050,000**

Sold Date

**17-Mar-21**

Distance

**0.53km**



**85 Wilkins Street Newport VIC 3015**

 2
  1
  1

Sold Price

<sup>RS</sup> **\$1,015,000**

Sold Date

**24-Mar-21**

Distance

**1.36km**



**6 Waltham Road Newport VIC 3015**

 2
  1
  1

Sold Price

**\$1,060,000**

Sold Date

**09-Dec-20**

Distance

**1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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