

## 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

32 Tobruk Crescent 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

\$1,800,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,522,000

Property type

House

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

44 Tobruk Crescent Williamstown VIC 3016	\$1,815,000	05-Apr-21
79 Railway Place Williamstown VIC 3016	\$1,945,000	08-May-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

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## 44 Tobruk Crescent Williamstown VIC 3016

Sold Price

**\$1,815,000**

Sold Date

**05-Apr-21**

3

1

1

Distance

**0.09km**



## 79 Railway Place Williamstown VIC 3016

Sold Price

**\$1,945,000**

Sold Date

**08-May-21**

3

1

2

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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