

# 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 6/13 Dover Road, Williamstown Vic 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$550,000

### Median sale price

Median price \$748,000

Property Type Unit

Suburb Williamstown

Period - From 01/10/2023

to 31/12/2023

Source REIV

### 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 six 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
1	5/77 Dover Rd WILLIAMSTOWN 3016	\$575,100	01/04/2024
2	7/77 Victoria St WILLIAMSTOWN 3016	\$572,500	01/02/2024
3	12/77 Dover Rd WILLIAMSTOWN 3016	\$500,000	03/02/2024

**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 six months.~~

This Statement of Information was prepared on:

08/04/2024 14:47

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2   1   1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000

**Median Unit Price**  
December quarter 2023: \$748,000

## Comparable Properties



**5/77 Dover Rd WILLIAMSTOWN 3016 (REI)**

**Agent Comments**

2   1   1

**Price:** \$575,100  
**Method:** Sold Before Auction  
**Date:** 01/04/2024  
**Property Type:** Apartment



**7/77 Victoria St WILLIAMSTOWN 3016 (REI/VG)** **Agent Comments**

2   1   1

**Price:** \$572,500  
**Method:** Sold Before Auction  
**Date:** 01/02/2024  
**Property Type:** Unit



**12/77 Dover Rd WILLIAMSTOWN 3016 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$500,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** Apartment

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525