# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 6/13 Dover Road, Williamstown Vic 3016

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
--	--

Single price \$550,000

#### Median sale price

Median price	\$748,000	Pro	perty Type Unit	:	Suburb	Williamstown
Period - From	01/10/2023	to	31/12/2023	Sourc	e 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.

Ado	dress 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



# hockingstuart





Rooms: 3 Property Type: Apartment Agent Comments Stephen Simmonds 03 8387 0555 0498 990 001 ssimmonds@hockingstuart.com

Indicative Selling Price \$550,000 Median Unit Price December quarter 2023: \$748,000

# **Comparable Properties**



5/77 Dover Rd WILLIAMSTOWN 3016 (REI)



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



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



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



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

**601** 1

Agent Comments

Agent Comments

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

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

<u>L-m</u>

2



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.