

## 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

50 DOVER ROAD WILLIAMSTOWN VIC 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,000,000

&

\$3,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,604,000

Property type

House

Suburb

Williamstown

Period-from

01 Sep 2023

to

31 Aug 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

9 MILL LANE WILLIAMSTOWN VIC 3016	\$3,200,000	15-Jan-20
49 CECIL STREET WILLIAMSTOWN VIC 3016	\$2,950,000	23-Mar-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: 12 September 2024



9 MILL LANE WILLIAMSTOWN VIC 3016 Sold Price \$3,200,000 Sold Date 15-Jan-20  
Distance 1.41km

4 2 2



49 CECIL STREET WILLIAMSTOWN VIC 3016 Sold Price \$2,950,000 Sold Date 23-Mar-24  
Distance 1.37km

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RS = Recent sale UN = Undisclosed Sale

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