

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

LOT 4 FERGUSON STREET WILLIAMSTOWN VIC 3016

Indicative selling price

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

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,620,000

Property type

Other

Suburb

Williamstown

Period-from

01 Aug 2023

to

31 Jul 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

18/83 VERDON STREET WILLIAMSTOWN VIC 3016	\$315,000	05-May-24
1/99 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$334,999	31-Aug-22
17/83 VERDON STREET WILLIAMSTOWN VIC 3016	\$345,000	14-Jan-22

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: 07 August 2024



**18/83 VERDON STREET
WILLIAMSTOWN VIC 3016**

1 1 -

Sold Price **\$315,000** Sold Date **05-May-24**

Distance **0.21km**



**1/99 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price **\$334,999** Sold Date **31-Aug-22**

Distance **0.12km**



**17/83 VERDON STREET
WILLIAMSTOWN VIC 3016**

1 1 1

Sold Price **\$345,000** Sold Date **14-Jan-22**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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