

## 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

3/18 STATION 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$739,000

Property type

Unit

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

7/99 VERDON STREET WILLIAMSTOWN VIC 3016	\$420,000	14-Jun-24
3/81 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$408,000	08-Dec-23
7/42-44 VERDON STREET WILLIAMSTOWN VIC 3016	\$440,000	13-Jan-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: 09 August 2024



**7/99 VERDON STREET  
WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price <sup>RS</sup> **\$420,000** Sold Date **14-Jun-24**

Distance **0.26km**



**3/81 MELBOURNE ROAD  
WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price **\$408,000** Sold Date **08-Dec-23**

Distance **0.49km**



**7/42-44 VERDON STREET  
WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price **\$440,000** Sold Date **13-Jan-24**

Distance **0.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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