

## 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

44 ALBERT STREET 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

\$1,500,000

&

\$1,600,000

### 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 CHARLES STREET WILLIAMSTOWN VIC 3016	\$1,620,000	01-Jun-24
42 THOMPSON STREET WILLIAMSTOWN VIC 3016	\$1,565,000	24-May-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: 13 September 2024



**9 CHARLES STREET  
WILLIAMSTOWN VIC 3016**

 3  1  -

Sold Price **\$1,620,000** Sold Date **01-Jun-24**

Distance **0.86km**



**42 THOMPSON STREET  
WILLIAMSTOWN VIC 3016**

 4  3  -

Sold Price **\$1,565,000** Sold Date **24-May-24**

Distance **1.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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