

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

72 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH 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

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

Unit

Suburb

Williamstown North

Period-from

01 Nov 2021

to

31 Oct 2022

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

135E RAILWAY PLACE WILLIAMSTOWN VIC 3016	\$1,050,000	13-Jun-22
1/107 PARK CRESCENT WILLIAMSTOWN NORTH VIC 3016	\$1,100,000	22-Aug-22
2/5 LILEY STREET NEWPORT VIC 3015	\$980,000	31-Oct-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: 15 November 2022



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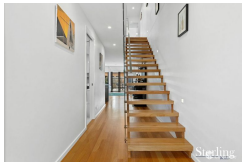


**135E RAILWAY PLACE
WILLIAMSTOWN VIC 3016**

3 2 1

Sold Price **\$1,050,000** Sold Date **13-Jun-22**

Distance **0.62km**



**1/107 PARK CRESCENT
WILLIAMSTOWN NORTH VIC 3016**

3 3 1

Sold Price ^{RS} **\$1,100,000** Sold Date **22-Aug-22**

Distance **0.77km**



**2/5 LILEY STREET NEWPORT VIC
3015**

3 2 2

Sold Price ^{RS} **\$980,000** Sold Date **31-Oct-22**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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