

## 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

52 Hanmer Street 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

\$2,725,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,557,500

Property type

House

Suburb

Williamstown

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/10 Clark Street Williamstown VIC 3016	\$2,700,000	20-Jun-21
11 Tobruk Crescent Williamstown VIC 3016	\$3,000,000	20-Nov-21

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 January 2022

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**2/10 Clark Street Williamstown VIC 3016**

Sold Price

**\$2,700,000**

Sold Date

**20-Jun-21**



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2



2

Distance

**1.14km**

**Raine & Horne**

COVID-19 Safety Notice



**11 Tobruk Crescent Williamstown VIC 3016**

Sold Price

<sup>RS</sup>

**\$3,000,000**

Sold Date

**20-Nov-21**



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2



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Distance

**1.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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