

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

86 MORRIS 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

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,585,000

Property type

House

Suburb

Williamstown

Period-from

01 May 2024

to

30 Apr 2025

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

56A MORRIS STREET WILLIAMSTOWN VIC 3016

\$2,020,000

24-Dec-24

63 TWYFORD STREET WILLIAMSTOWN VIC 3016

\$2,100,000

08-Nov-24

41 CECIL STREET WILLIAMSTOWN VIC 3016

\$2,075,000

18-Nov-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.

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56A MORRIS STREET
WILLIAMSTOWN VIC 3016

3 2 2

Sold Price ^{RS} \$2,020,000 Sold Date 24-Dec-24

Distance 0.32km



63 TWYFORD STREET
WILLIAMSTOWN VIC 3016

4 2 -

Sold Price \$2,100,000 Sold Date 08-Nov-24

Distance 0.37km



41 CECIL STREET WILLIAMSTOWN
VIC 3016

3 2 -

Sold Price \$2,075,000 Sold Date 18-Nov-24

Distance 0.6km

RS = Recent sale UN = Undisclosed Sale

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