

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

9 KOROROIT CREEK ROAD 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

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

| | | |
|--|-------------|-----------|
| 2/89 MELBOURNE ROAD WILLIAMSTOWN VIC 3016 | \$1,310,000 | 26-Nov-24 |
| 3/176-178 CECIL STREET WILLIAMSTOWN VIC 3016 | \$1,350,000 | 01-Mar-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: 22 May 2025



**2/89 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

3 2 2

Sold Price **\$1,310,000** Sold Date **26-Nov-24**

Distance **0.58km**



**3/176-178 CECIL STREET
WILLIAMSTOWN VIC 3016**

3 1 2

Sold Price **\$1,350,000** Sold Date **01-Mar-24**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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