

## 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

18 SMITH AVENUE 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

or range  
between

\$1,950,000

&

\$2,145,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,645,000

Property type

House

Suburb

Williamstown

Period-from

01 Jul 2022

to

30 Jun 2023

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

10 LINDSAY COURT WILLIAMSTOWN VIC 3016	\$2,165,000	27-Mar-23
47 SMITH AVENUE WILLIAMSTOWN VIC 3016	\$2,200,000	23-Feb-23

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: 18 July 2023



**10 LINDSAY COURT  
WILLIAMSTOWN VIC 3016**

4 - 2

Sold Price **\$2,165,000** Sold Date **27-Mar-23**

Distance **0.55km**



**47 SMITH AVENUE  
WILLIAMSTOWN VIC 3016**

4 3 2

Sold Price **\$2,200,000** Sold Date **23-Feb-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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