

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

3/18 STATION 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Jun 2023

to

31 May 2024

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

12/77 DOVER ROAD WILLIAMSTOWN VIC 3016	\$500,000	03-Feb-24
1/77 VERNON STREET SOUTH KINGSVILLE VIC 3015	\$480,000	29-Nov-23
226/1-49 PAAS PLACE WILLIAMSTOWN VIC 3016	\$500,000	25-Oct-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: 17 June 2024



**12/77 DOVER ROAD
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$500,000** Sold Date **03-Feb-24**

Distance **0.73km**



**1/77 VERNON STREET SOUTH
KINGSVILLE VIC 3015**

2 1 -

Sold Price **\$480,000** Sold Date **29-Nov-23**

Distance **3.13km**



**226/1-49 PAAS PLACE
WILLIAMSTOWN VIC 3016**

2 - 1

Sold Price **\$500,000** Sold Date **25-Oct-23**

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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