

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

3/78 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH 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

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,000

Property type

Unit

Suburb

Williamstown North

Period-from

01 Aug 2022

to

31 Jul 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

4/78 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	\$840,000	11-Jul-23
2/78 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	\$785,000	-
5/78 KOROROIT CREEK ROAD WILLIAMSTOWN NORTH VIC 3016	\$830,000	10-Jul-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: 23 August 2023



**4/78 KOROROIT CREEK ROAD
WILLIAMSTOWN NORTH VIC 3016**

 2  2  1

Sold Price

^{RS} **\$840,000**

Sold Date

11-Jul-23

Distance

0km



**2/78 KOROROIT CREEK ROAD
WILLIAMSTOWN NORTH VIC 3016**

 -  -  -

Sold Price

\$785,000

Sold Date

-

Distance

0.01km



**5/78 KOROROIT CREEK ROAD
WILLIAMSTOWN NORTH VIC 3016**

 -  -  -

Sold Price

^{RS} **\$830,000**

Sold Date

10-Jul-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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