



STATEMENT OF INFORMATION

32 MILL LANE, WILLIAMSTOWN, VIC 3016

PREPARED BY HARRY KARAGEORGE, SWEENEY ESTATE AGENTS, VAIRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 MILL LANE, WILLIAMSTOWN, VIC 3016  4  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

Provided by: Harry Karageorge, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



WILLIAMSTOWN, VIC, 3016

Suburb Median Sale Price (House)

\$1,602,500

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



21 LAVERTON ST, WILLIAMSTOWN, VIC 3016  4  1  2

Sale Price

****\$2,250,000**

Sale Date: 08/03/2024

Distance from Property: 557m



140 CECIL ST, WILLIAMSTOWN, VIC 3016  4  1  1

Sale Price

\$2,320,000

Sale Date: 08/01/2024

Distance from Property: 793m



86 RAILWAY PL, WILLIAMSTOWN, VIC 3016  4  -  -

Sale Price

\$2,200,000

Sale Date: 24/11/2023

Distance from Property: 640m



This report has been compiled on 25/03/2024 by Sweeney Estate Agents Williamstown. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

32 MILL LANE, WILLIAMSTOWN, VIC 3016

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price \$1,602,500

Property type

Unit

Suburb

WILLIAMSTOWN

Period 01 January 2023 to 31 December 2023

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
21 LAVERTON ST, WILLIAMSTOWN, VIC 3016	**\$2,250,000	08/03/2024
140 CECIL ST, WILLIAMSTOWN, VIC 3016	\$2,320,000	08/01/2024
86 RAILWAY PL, WILLIAMSTOWN, VIC 3016	\$2,200,000	24/11/2023

This Statement of Information was prepared on:

25/03/2024