

## 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

39 SANDPIPER PLACE 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

\$2,750,000

&

\$2,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,605,000

Property type

House

Suburb

Williamstown

Period-from

01 Mar 2023

to

29 Feb 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

16 CROFTON DRIVE WILLIAMSTOWN VIC 3016	\$2,865,000	11-Nov-23
3 SANDPIPER PLACE WILLIAMSTOWN VIC 3016	\$2,225,000	06-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 March 2024

**16 CROFTON DRIVE  
WILLIAMSTOWN VIC 3016**

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Sold Price <sup>RS</sup> **\$2,865,000** <sup>UN</sup> Sold Date **11-Nov-23**Distance **0.11km****3 SANDPIPER PLACE  
WILLIAMSTOWN VIC 3016**

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Sold Price <sup>RS</sup> **\$2,225,000** Sold Date **06-Mar-24**Distance **0.19km****RS** = Recent sale      **UN** = Undisclosed Sale

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