

# 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

41 Victoria Street, Williamstown Vic 3016

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,920,000 & \$3,200,000

### Median sale price

Median price \$1,532,500 Property Type House Suburb Williamstown

Period - From 01/01/2023 to 31/12/2023 Source REIV

### 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 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
1	39 Hannan St WILLIAMSTOWN 3016	\$4,100,000	31/01/2024
2	1 Stevedore St WILLIAMSTOWN 3016	\$3,325,000	12/01/2024
3	27 Hannan St WILLIAMSTOWN 3016	\$3,250,000	25/01/2024

**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 six months.~~

This Statement of Information was prepared on:

03/04/2024 08:52