

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

5/22-24 TWYFORD STREET 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Oct 2022

to

30 Sep 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

5/28 HANMER STREET WILLIAMSTOWN VIC 3016	\$635,000	19-Aug-23
2/4 GELLIBRAND STREET WILLIAMSTOWN VIC 3016	\$645,000	10-Jun-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 October 2023



**5/28 HANMER STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

^{RS}

\$635,000

Sold Date

19-Aug-23

Distance

0.42km



**2/4 GELLIBRAND STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price

\$645,000

Sold Date

10-Jun-23

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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