

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

1/62 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,620,000

Property type

House

Suburb

Williamstown

Period-from

01 Jul 2022

to

30 Jun 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

| | | |
|--|-------------|-----------|
| 52 VICTORIA STREET WILLIAMSTOWN VIC 3016 | \$1,605,000 | 01-Jul-23 |
| 178 MELBOURNE ROAD WILLIAMSTOWN VIC 3016 | \$1,700,000 | 09-Jun-23 |
| 1 UNION STREET WILLIAMSTOWN VIC 3016 | \$1,700,000 | 29-Apr-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: 19 July 2023



**52 VICTORIA STREET
WILLIAMSTOWN VIC 3016**

3 2 2

Sold Price ^{RS} **\$1,605,000** Sold Date **01-Jul-23**

Distance **1.03km**



**178 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

3 2 2

Sold Price ^{RS} **\$1,700,000** Sold Date **09-Jun-23**

Distance **1.83km**



**1 UNION STREET WILLIAMSTOWN
VIC 3016**

2 2 2

Sold Price Sold Date **29-Apr-23**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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