

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

7/99 VERDON 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Apr 2023

to

31 Mar 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

2/42 VICTORIA STREET WILLIAMSTOWN VIC 3016	\$431,000	09-Feb-24
7/42-44 VERDON STREET WILLIAMSTOWN VIC 3016	\$440,000	13-Jan-24
6/99 VERDON STREET WILLIAMSTOWN VIC 3016	\$465,000	19-Jan-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: 24 April 2024



**2/42 VICTORIA STREET
WILLIAMSTOWN VIC 3016**

2 1 -

Sold Price **\$431,000** Sold Date **09-Feb-24**

Distance **0.66km**



**7/42-44 VERDON STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$440,000** Sold Date **13-Jan-24**

Distance **0.44km**



**6/99 VERDON STREET
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price **\$465,000** Sold Date **19-Jan-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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