

## 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

8 ELIZA CLOSE WILLIAMSTOWN NORTH 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

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,320,500

Property type

House

Suburb

Williamstown North

Period-from

01 Jan 2023

to

31 Dec 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

85 RAILWAY CRESCENT WILLIAMSTOWN VIC 3016	\$1,600,000	14-Nov-23
15 LINDSAY COURT WILLIAMSTOWN VIC 3016	\$1,700,000	31-Oct-23
15 ELIZA CLOSE WILLIAMSTOWN NORTH VIC 3016	\$1,790,000	22-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: 11 January 2024



**85 RAILWAY CRESCENT  
WILLIAMSTOWN VIC 3016**

 2  1  1

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **14-Nov-23**

Distance **1.96km**



**15 LINDSAY COURT  
WILLIAMSTOWN VIC 3016**

 4  2  1

Sold Price <sup>RS</sup> **\$1,700,000** Sold Date **31-Oct-23**

Distance **1.15km**



**15 ELIZA CLOSE WILLIAMSTOWN  
NORTH VIC 3016**

 5  3  4

Sold Price **\$1,790,000** Sold Date **22-Jun-23**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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