

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

9/81 MELBOURNE ROAD 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Sep 2022

to

31 Aug 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

14/18 STATION ROAD WILLIAMSTOWN VIC 3016	430000	07-Jun-23
10/29 CHAMPION ROAD WILLIAMSTOWN NORTH VIC 3016	452000	26-May-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 September 2023



**14/18 STATION ROAD
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price ^{RS} **430000** Sold Date **07-Jun-23**

Distance **0.49km**



**10/29 CHAMPION ROAD
WILLIAMSTOWN NORTH VIC 3016**

2 1 1

Sold Price **452000** Sold Date **26-May-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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