

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

3/42 VICTORIA 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Oct 2023

to

30 Sep 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

15/99 VERDON STREET WILLIAMSTOWN VIC 3016	\$450,000	05-Jul-24
3/18 STATION ROAD WILLIAMSTOWN VIC 3016	\$415,000	08-Sep-24
8/97 MELBOURNE ROAD WILLIAMSTOWN VIC 3016	\$425,000	24-Sep-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: 15 October 2024



**15/99 VERDON STREET
WILLIAMSTOWN VIC 3016**

2 1 -

Sold Price ^{RS} **\$450,000** Sold Date **05-Jul-24**

Distance **0.66km**



**3/18 STATION ROAD
WILLIAMSTOWN VIC 3016**

2 1 1

Sold Price ^{RS} **\$415,000** Sold Date **08-Sep-24**

Distance **0.88km**



**8/97 MELBOURNE ROAD
WILLIAMSTOWN VIC 3016**

2 1 -

Sold Price ^{RS} **\$425,000** Sold Date **24-Sep-24**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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