

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

3/99 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Williamstown

Period-from

01 Sep 2020

to

31 Aug 2021

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

| | | |
|---|-----------|-----------|
| 7/18 Station Road Williamstown VIC 3016 | \$510,000 | 11-Apr-21 |
| 8/13 Dover Road Williamstown VIC 3016 | \$510,000 | 26-Jun-21 |
| 8/65 Melbourne Road Williamstown VIC 3016 | \$505,000 | 17-Jun-21 |

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: 17 September 2021

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**7/18 Station Road Williamstown
VIC 3016**

2 1 1

Sold Price

\$510,000

Sold Date

11-Apr-21

Distance

0.32km



**8/13 Dover Road Williamstown VIC
3016**

2 1 1

Sold Price

Sold Date

26-Jun-21

Distance

0.57km



**8/65 Melbourne Road Williamstown
VIC 3016**

2 1 1

Sold Price

\$505,000

Sold Date

17-Jun-21

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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