

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

123 Aitken 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 \$890,000 & \$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,345,000 Property type House Suburb Williamstown
Period-from 01 Jul 2019 to 30 Jun 2020 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
30/87-115 Nelson Place Williamstown VIC 3016	\$815,000	01-Mar-19
85A John Street Williamstown VIC 3016	\$930,000	17-Apr-19
264 Melbourne Road Newport VIC 3015	\$880,000	04-Mar-19

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: 22 July 2020



**30/87-115 Nelson Place
 Williamstown VIC 3016**

2 2 3

Sold Price **\$815,000** Sold Date **01-Mar-19**

Distance **0.47km**



**85A John Street Williamstown VIC
 3016**

2 2 2

Sold Price **\$930,000** Sold Date **17-Apr-19**

Distance **1.09km**



**264 Melbourne Road Newport VIC
 3015**

2 2 2

Sold Price **\$880,000** Sold Date **04-Mar-19**

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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