

## 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

1 Salt Water Drive Williamstown 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

\$1,350,000

&

\$1,425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,412,500

Property type

House

Suburb

Williamstown

Period-from

01 Apr 2020

to

31 Mar 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

14 Castle Street Williamstown VIC 3016	\$1,485,000	17-Nov-20
21 Station Road Williamstown VIC 3016	\$1,350,000	16-Dec-20

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: 28 April 2021



14 Castle Street Williamstown VIC  
3016

 3  3  2

Sold Price

**\$1,485,000**

Sold Date **17-Nov-20**

Distance **1.3km**



21 Station Road Williamstown VIC  
3016

 3  2  2

Sold Price

<sup>RS</sup> **\$1,350,000**

Sold Date **16-Dec-20**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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