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	93A STEVEDORE 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	$670,000	&	$720,000

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
4/110-111 RAILWAY PLACE WILLIAMSTOWN VIC 3016	685000	25-Jul-24
6/3 NORTH ROAD NEWPORT VIC 3015	730000	03-May-24
3/53 BUNBURY STREET NEWPORT VIC 3015	680000	04-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: 12 October 2024

Jacob Davis
P (03) 8387 0000
M 0433 208 312
E jacobdavis@jelliscraig.com.au



4/110-111 RAILWAY PLACE WILLIAMSTOWN VIC 3016

2 1 1

Sold Price **685000** Sold Date **25-Jul-24**

Distance **0.49km**



6/3 NORTH ROAD NEWPORT VIC 3015

2 1 -

Sold Price **730000** Sold Date **03-May-24**

Distance **1.27km**



3/53 BUNBURY STREET NEWPORT VIC 3015

2 1 1

Sold Price RS **680000** Sold Date **04-Sep-24**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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