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<br>Including suburb and postcode | 33 PARK CRESCENT WILLIAMSTOWN NORTH 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 | $1,800,000 | & | $1,980,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,355,000 | Property type | House | Suburb | Williamstown North |
| Period-from | 01 Jun 2024 | to | 31 May 2025 | 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 |
|---|---|---|
| 47 FARM STREET NEWPORT VIC 3015 | 1800500 | 14-Jun-25 |
| 70 JOHN STREET WILLIAMSTOWN VIC 3016 | 1850000 | 12-May-25 |
| | | |

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: 26 June 2025

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**47 FARM STREET NEWPORT VIC 3015**

5 2 1

Sold Price RS 1800500 Sold Date 14-Jun-25

Distance 1.69km



**70 JOHN STREET WILLIAMSTOWN VIC 3016**

5 2 2

Sold Price RS 1850000 UN Sold Date 12-May-25

Distance 1.09km

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

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