

# Suburb Report

## Williamstown North VIC 3016



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The size of Williamstown North is approximately 1.8 square kilometres.

It has 3 parks covering nearly 4.3% of total area.

The population of Williamstown North in 2011 was 1,543 people.

By 2016 the population was 1,599 showing a population growth of 3.6% in the area during that time.

The predominant age group in Williamstown North is 50-59 years.

Households in Williamstown North are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Williamstown North work in a professional occupation.

In 2011, 56.3% of the homes in Williamstown North were owner-occupied compared with 54.6% in 2016.



**House**  
Current Median

**\$915,000**



**Unit**  
Current Median

**NA**



**# Listings**  
last 12 month

**11**

# Recent Activity

Total sales  
last 12 months

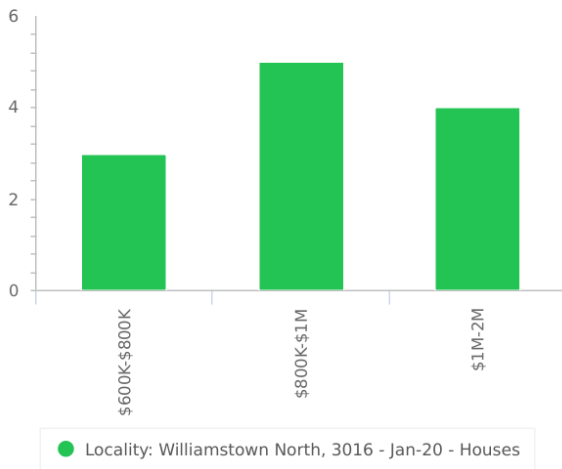
15

## Why is recent activity important to me?

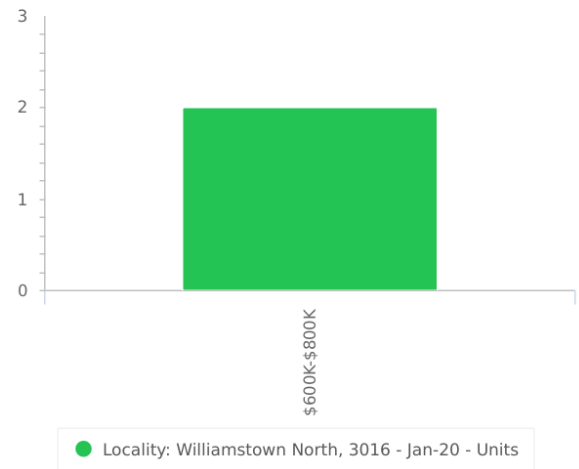
Recent sales activity provides insight into the current market condition. Many more sales than listings may indicate an under-supplied market, while conversely, more listings could indicate an over-supplied market with buyers in the driving seat.



Number Sold by Price (12 months)



Number Sold by Price (12 months)



Median Sale Price (12 months)



# Recent Sales

**UNIT**

3 BED 2 BATH 1 CAR  
 4/68 FLORENCE STREET  
 WILLIAMSTOWN NORTH VIC  
 3016  
**\$700,000**  
 07/04/20

**HOUSE**

2 BED 2 BATH 2 CAR  
 51 PARK CRESCENT  
 WILLIAMSTOWN NORTH VIC  
 3016  
**\$800,000**  
 08/04/20

COVID-19 awareness

## Inspection process.

In the health interests of our team, clients and community, **all inspections are strictly by appointment only.**

Please contact your agent directly to register for a private inspection.

Thank you for your patience and understanding.

**GREG HOCKING**  
 REAL ESTATE  
 CoreLogic

Mar 20

Covid-19 Awareness

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**hockingstuart** CoreLogic

Mar 20

Covid-19 Awareness

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**hockingstuart** CoreLogic

Mar 20

**HOUSE**

3 BED 1 BATH 2 CAR  
 8 GEM STREET  
 WILLIAMSTOWN NORTH VIC 3016  
**\$710,000**  
 04/04/20

SWEENEY

COVID-19 awareness

## Conditions of entry.

In the best interest of our community, team, clients and yourself, when visiting a property please:

- Do not enter if you have a diagnosed or suspected case of COVID-19 Coronavirus.
- Do not enter if you have been in close contact with someone who has been diagnosed with or has a suspected case of COVID-19 Coronavirus.
- Do not enter if you have travelled overseas in the last 14 days.
- Practice good hand hygiene including washing hands, using hand sanitizer and/or alcohol based hand sanitizer.
- Avoid shaking hands when greeting or entering local businesses.
- Avoid touching fixtures, furniture and surfaces.
- Avoid shaking hands when greeting and maintain social distancing.

**hockingstuart** CoreLogic

Mar 20

COVID-19 awareness

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- Do not enter if you have travelled overseas in the last 14 days.
- Practice good hygiene including hand washing, use disposable gloves, frequent use of applying alcohol-based sanitizer.
- Avoid touching fixtures, furniture and surfaces.
- Avoid shaking hands when greeting and maintain social distancing.

Thank you for your patience and understanding.

**GREG HOCKING**  
 REAL ESTATE  
 CoreLogic

Mar 20

**hockingstuart**

## REGISTER TO INSPECT

Be sure to register your interest to inspect this property. If no one registers for this open, it may not proceed.

By registering your details, you will be informed of any updated changes or cancellations regarding this property. If you do not register for the inspection time, the inspection may not proceed.

**HOW TO REGISTER**

1. Click Book an Inspection
2. Click a preferred date and choose a time listed
3. Fill in your contact details
4. Click to register for the inspection

If none of the listed times are suitable, simply click "times not suitable" and you will be contacted with 3 convenient time.

**DONT MISS OUT! BOOK AN INSPECTION TODAY**

Oct 19

**UNIT**

2 BED 1 BATH 1 CAR  
 6/44 KOROROIT CREEK ROAD  
 WILLIAMSTOWN NORTH VIC  
 3016  
**\$395,000**  
 19/02/20

**HOUSE**

4 BED 2 BATH 2 CAR  
 39 WALTER STREET  
 WILLIAMSTOWN NORTH VIC 3016  
**\$1,380,000**  
 30/03/20

**UNIT**

2 BED 2 BATH 1 CAR  
 2/68 FLORENCE STREET  
 WILLIAMSTOWN NORTH VIC 3016  
**\$745,000**  
 13/02/20



UNIT

2 BED 1 BATH 1 CAR

1/4 FLORENCE STREET  
WILLIAMSTOWN NORTH  
VIC 3016

**\$615,000**

14/12/19

UNIT

2 BED 2 BATH 1 CAR

3/68 FLORENCE STREET  
WILLIAMSTOWN NORTH VIC  
3016

**\$737,500**

16/12/19



UNIT

4 BED 2 BATH 2 CAR

95 PARK CRESCENT  
WILLIAMSTOWN NORTH VIC  
3016

**\$1,200,000**

01/02/20



HOUSE

5 BED 3 BATH 1 CAR

78 KOROROIT CREEK ROAD  
WILLIAMSTOWN NORTH VIC 3016

**\$1,520,000**

13/12/19



HOUSE

3 BED 1 BATH 3 CAR

71 CHAMPION ROAD  
WILLIAMSTOWN NORTH VIC 3016

**\$782,500**

26/09/19

UNIT

2 BED 1 BATH 1 CAR

6/7-9 PARK CRESCENT  
WILLIAMSTOWN NORTH VIC  
3016

**\$742,500**

28/11/19

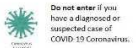
# Recent Listings



COVID-19 awareness

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Do not enter if you have travelled overseas in the last 14 days.



Practice good hand hygiene this includes washing hands, using gloves and using alcohol-based hand sanitizer.



Avoid touching fixtures, fittings and furniture surfaces within the property.



Avoid shaking hands when greeting to maintain social distancing.

Mar 28



### UNIT

2 BED 2 BATH 1 CAR

6/69 PARK CRESCENT  
WILLIAMSTOWN  
NORTH VIC 3016

\$750,000



### UNIT

2 BED 1 BATH 1 CAR

1/68 KOROROIT CREEK ROAD  
WILLIAMSTOWN NORTH VIC 3016

\$375,000



### UNIT

3 BED 2 BATH 2 CAR

220 KOROROIT CREEK ROAD  
WILLIAMSTOWN NORTH VIC  
3016

AUCTION

Covid-19 Awareness

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Please contact your agent directly to register for a private inspection.

Thank you for your patience and understanding.

hockingstuart



Mar 20

### UNIT

3 BED 2 BATH 2 CAR

4/109 PARK CRESCENT  
WILLIAMSTOWN NORTH VIC 3016

\$750,000- \$800,000

### HOUSE

4 BED 2 BATH 3 CAR

3 VIOLET STREET  
WILLIAMSTOWN  
NORTH VIC 3016

\$1,500,000

COVID-19 awareness

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Please contact your agent directly to register for a private inspection.

Thank you for your patience and understanding.



Mar 20



Jas Stephens inspection policy for buyers and tenants

To ensure inspections can be carried out with the health and well-being of you and our community in mind, Jas Stephens has implemented new property inspection policies that will replace traditional open house inspections.

- Lots avoid the handshake for now, a simple hi is enough.
- Please avoid touching any surfaces during the inspection.
- Hand sanitizer is to please be used upon entry and exit of the property.
- Gloves will be available for use at the property.
- Inspections will be contactless, there will be no paper brochures/magazines/contracts exchanged physically, everything digital.

We please urge you not to attend any property inspections if you are displaying or feeling any flu like symptoms or have been in contact with someone who has returned from overseas travel over the last 14 days.

Thank you for your co-operation and understanding.

Contact the agent to arrange your private inspection appointment.

JAS STEPHENS



Mar 20

### HOUSE

3 BED 2 BATH 1 CAR

7 CERBERUS CRESCENT  
WILLIAMSTOWN NORTH VIC  
3016

\$901,000

# Rental Statistics



Median Rental Price

**\$610 /w**



Rental Yield

**2.73%**



Number of Rentals

**33**

## Median Weekly Rent Trends





Compton Green  
HOBSONS BAY t. 03 9397 1600  
INNER WEST t. 03 9314 1188

[comptongreen.com.au](http://comptongreen.com.au)

Prepared on 23 Apr 2020 by

Sales results and median prices are based on the latest statistical period available (1 Feb - 31 Jan 2020).

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