

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 117 Swamphen Drive, Williams Landing, VIC, 3027

Indicative selling price

Single price or range between \$580,000 & \$620,000

Median sale price

Median price \$668,000 *House *Unit Suburb Williams Landing

Period - From 01 Feb 2019 to 27 Feb 2020 Source CoreLogic

Comparable property sales

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
1. 3 Wellwood Avenue, Williams Landing	\$615,000	24/10/2020
1. 10 Primus Road, Williams Landing	\$717,000	11/11/2019
2. 15 Caldwell Road, Williams Landing	\$650,000	10/11/2019