

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

7 Fieldwren Drive Williams Landing VIC 3027

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

\$728,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Williams Landing

Period-from

01 Oct 2019

to

30 Sep 2020

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

11 Rowan Avenue Williams Landing VIC 3027	\$785,000	16-Jun-20
6 Harvey Street Williams Landing VIC 3027	\$750,000	21-May-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: 13 October 2020



**11 Rowan Avenue Williams Landing
VIC 3027**

 4  2  2

Sold Price

\$785,000

Sold Date

16-Jun-20

Distance

1.06km



**6 Harvey Street Williams Landing
VIC 3027**

 4  2  2

Sold Price

\$750,000

Sold Date

21-May-20

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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