

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address 44 Ashcroft Ave, Williams Landing, VIC 3027

## Indicative selling price

Single price  or range between \$880,000  \$920,000 

## Median sale price

Median price \$680,000  \*House  \*Unit  Suburb Williams Landing Period - From 01 Feb 2020  to 05 Feb 2021  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. 59 Palmers Road , Williams Landing	\$865,000	30/10/2020
2. 25 Simonson way , Williams Landing	\$865,000	30/10/2020
3. 15 Abbots Ave, Williams Landing	\$990,000	11/12/2020