

## 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

102 Palmers Road Williams Landing VIC 3027

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$461,750

Property type

Land

Suburb

Williams Landing

Period-from

01 Mar 2020

to

28 Feb 2021

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

59 Palmers Road Williams Landing VIC 3027	\$865,000	15-Nov-20
15 Abbots Avenue Williams Landing VIC 3027	\$990,000	11-Dec-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: 05 March 2021



**59 Palmers Road Williams Landing  
VIC 3027**

 4  2  2

Sold Price

**\$865,000**

Sold Date

**15-Nov-20**

Distance

**0.19km**



**15 Abbots Avenue Williams Landing  
VIC 3027**

 4  3  2

Sold Price

<sup>RS</sup> **\$990,000**

Sold Date

**11-Dec-20**

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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