

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

8 Hawker Street 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,500

Property type

House

Suburb

Williams Landing

Period-from

01 Jan 2020

to

31 Dec 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

59 Palmers Road Williams Landing VIC 3027	\$865,000	15-Nov-20
7 Fieldwren Drive Williams Landing VIC 3027	\$750,000	16-Oct-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: 21 January 2021

**59 Palmers Road Williams Landing
VIC 3027**4  2  2 

Sold Price

\$865,000

Sold Date

15-Nov-20

Distance

0.46km**7 Fieldwren Drive Williams Landing
VIC 3027**3  2  2 

Sold Price

\$750,000

Sold Date

16-Oct-20

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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