

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 31 Wetlands Blvd, Williams Landing, VIC 3027

Indicative selling price

Single price or range between \$720,000 \$750,000

Median sale price

Median price \$687,500 *House *Unit Suburb Williams Landing

Period - From 01 Jan 2021 to 10/04/2021 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. 11 Freedman Ave, Williams Landing	\$800,000	09/04/2021
2. 5 Wetlands Blvd, Williams Landing	\$785,000	09/04/2021
3. 12 loon Dr, Williams Landing	\$720,000	23/03/2021