

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address LOT 3222 Abbotswick Circuit, Williams Landing, VIC 3027

Indicative selling price

Single price or range between \$660,000 \$710,000

Median sale price

Median price \$680,000 *House Y *Unit Suburb Williams Landing

Period - From 01 Mar 2019 to 27 Mar 2020 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. 10 Primus Road, Williams Landing	\$717,000	11/11/2019
2. 4 Spartan Way, Williams Landing	\$800,000	30/01/2020
3. 80 Stoneleigh Circuit, Williams Landing	\$745,000	14/11/2020