

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

5 Bristlebird Way 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

\$765,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Williams Landing

Period-from

01 May 2020

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 5 Wetlands Boulevard Williams Landing VIC 3027 | \$785,000 | 23-Mar-21 |
| 41 Delaney Boulevard Williams Landing VIC 3027 | \$800,000 | 17-May-21 |
| 11 Freedman Avenue Williams Landing VIC 3027 | \$800,000 | 09-Mar-21 |

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 May 2021


**5 Wetlands Boulevard Williams
Landing VIC 3027**
 4
  2
  2

Sold Price

RS

\$785,000

Sold Date

23-Mar-21

Distance

0.79km
**41 Delaney Boulevard Williams
Landing VIC 3027**
 3
  2
  2

Sold Price

RS

\$800,000

Sold Date

17-May-21

Distance

1.02km
**11 Freedman Avenue Williams
Landing VIC 3027**
 4
  2
  2

Sold Price

\$800,000

Sold Date

09-Mar-21

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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