

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

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jul 2020

to

30 Jun 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	22-Mar-21
41 Delaney Boulevard Williams Landing VIC 3027	\$800,000	23-Mar-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: 09 July 2021



**5 Wetlands Boulevard Williams
Landing VIC 3027**

 4  2  2

Sold Price **\$785,000** Sold Date **22-Mar-21**

Distance **0.79km**



**41 Delaney Boulevard Williams
Landing VIC 3027**

 3  2  2

Sold Price **\$800,000** Sold Date **23-Mar-21**

Distance **1.02km**



**11 Freedman Avenue Williams
Landing VIC 3027**

 4  2  2

Sold Price Sold Date **09-Mar-21**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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