

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

7 Jacana Crescent 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

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jun 2020

to

31 May 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
25 Freedman Avenue Williams Landing VIC 3027	\$803,000	14-Apr-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: 16 June 2021


5 Wetlands Boulevard Williams Landing VIC 3027
 4  2  2

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

 Distance **0.66km**

41 Delaney Boulevard Williams Landing VIC 3027
 3  2  2

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

 Distance **1.12km**

25 Freedman Avenue Williams Landing VIC 3027
 5  2  2

 Sold Price **\$803,000** Sold Date **14-Apr-21**

 Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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