

## 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

19 TODDINGTON AVENUE WILLIAMS LANDING VIC 3027

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$825,000

&

\$865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Land

Suburb

Williams Landing

Period-from

01 Jul 2021

to

30 Jun 2022

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

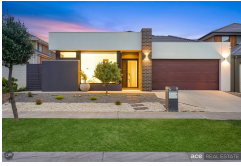
Date of sale

4 YOUSSEF WAY WILLIAMS LANDING VIC 3027	\$835,000	19-Nov-21
27 THORNBURY WAY WILLIAMS LANDING VIC 3027	\$865,000	07-Apr-22

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: 07 July 2022


**4 YOUSSEF WAY WILLIAMS  
LANDING VIC 3027**
 4  2  2

 Sold Price **\$835,000** Sold Date **19-Nov-21**

Distance -


**27 THORNBURY WAY WILLIAMS  
LANDING VIC 3027**
 3  2  2

 Sold Price **\$865,000** Sold Date **07-Apr-22**

 Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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