

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 GREENFINCH COURT 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$766,750

Property type

House

Suburb

Williams Landing

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 GREBE WAY WILLIAMS LANDING VIC 3027	790000	08-Apr-22
75 FANTAIL CRESCENT WILLIAMS LANDING VIC 3027	760000	11-Apr-22
23 DUNLIN CRESCENT WILLIAMS LANDING VIC 3027	770000	10-May-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 23 September 2022


**10 GREBE WAY WILLIAMS  
LANDING VIC 3027**
 4
  2
  2

Sold Price

**790000**Sold Date **08-Apr-22**Distance **0.59km**
**75 FANTAIL CRESCENT WILLIAMS  
LANDING VIC 3027**
 4
  3
  2

Sold Price

**760000**Sold Date **11-Apr-22**Distance **0.51km**
**23 DUNLIN CRESCENT WILLIAMS  
LANDING VIC 3027**
 3
  2
  2

Sold Price

**770000**Sold Date **10-May-22**Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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