

## 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

20 Gatria Street 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Williams Landing

Period-from

01 Nov 2020

to

31 Oct 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

8 Gatria Street Williams Landing VIC 3027	\$980,000	20-Aug-21
5 Quimby Street Williams Landing VIC 3027	\$906,000	16-Nov-21
22 Bristlebird Way Williams Landing VIC 3027	\$1,150,000	16-Nov-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: 30 November 2021


**8 Gatria Street Williams Landing  
VIC 3027**
 3  2  2

Sold Price

**\$980,000**

 Sold Date **20-Aug-21**

 Distance **0.09km**
**Notes from your agent**

We sold it off the market for \$980,000


**5 Quimby Street Williams Landing  
VIC 3027**
 4  3  2

Sold Price

<sup>RS</sup> **\$906,000**

 Sold Date **16-Nov-21**

 Distance **0.7km**

**22 Bristlebird Way Williams  
Landing VIC 3027**
 4  2  2

Sold Price

<sup>RS</sup> **\$1,150,000**

 Sold Date **16-Nov-21**

 Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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