

## 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

8 CORONAT DRIVE 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

\$1,080,000

&

\$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Williams Landing

Period-from

01 Aug 2021

to

31 Jul 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

8 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027	\$1,500,000	21-Mar-22
41 PALMERS ROAD WILLIAMS LANDING VIC 3027	\$1,130,000	11-Jul-22
24 KINGSBRIDGE BOULEVARD WILLIAMS LANDING VIC 3027	\$1,110,000	30-Jun-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: 11 August 2022



**8 WILLIAMS LANDING  
 BOULEVARD WILLIAMS LANDING  
 VIC 3027**

 5  5  2

Sold Price **\$1,500,000** Sold Date **21-Mar-22**

Distance **0.41km**



**41 PALMERS ROAD WILLIAMS  
 LANDING VIC 3027**

 4  2  2

Sold Price <sup>RS</sup> **\$1,130,000** Sold Date **11-Jul-22**

Distance **0.38km**



**24 KINGSBRIDGE BOULEVARD  
 WILLIAMS LANDING VIC 3027**

 5  3  2

Sold Price **\$1,110,000** Sold Date **30-Jun-22**

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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