

## 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

14 ALMONDBERRY WAY 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

\$840,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

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 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 QUIMBY STREET WILLIAMS LANDING VIC 3027	\$906,600	22-Sep-21
37 FOGARTY STREET WILLIAMS LANDING VIC 3027	\$825,000	17-Feb-22
4 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027	\$901,800	25-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: 16 September 2022

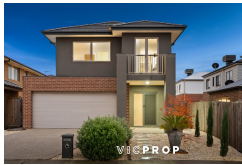

**5 QUIMBY STREET WILLIAMS LANDING VIC 3027**
 4
  3
  2

 Sold Price **\$906,600** Sold Date **22-Sep-21**

 Distance **0.03km**

**37 FOGARTY STREET WILLIAMS LANDING VIC 3027**
 4
  3
  2

 Sold Price **\$825,000** Sold Date **17-Feb-22**

 Distance **0.33km**

**4 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027**
 4
  2
  2

 Sold Price **\$901,800** Sold Date **25-Jun-21**

 Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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