

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

6 CALDWELL ROAD WILLIAMS LANDING VIC 3027

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Williams Landing

Period-from

01 Dec 2021

to

30 Nov 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

7 WELLWOOD AVENUE WILLIAMS LANDING VIC 3027	\$970,000	16-May-22
43 MCLACHLAN DRIVE WILLIAMS LANDING VIC 3027	\$980,000	08-Feb-22
6 HILDERBRAND AVENUE WILLIAMS LANDING VIC 3027	\$940,000	23-Aug-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: 05 December 2022


7 WELLWOOD AVENUE WILLIAMS LANDING VIC 3027
 3
  2
  2

Sold Price

\$970,000

Sold Date

16-May-22

Distance

0.11km
43 MCLACHLAN DRIVE WILLIAMS LANDING VIC 3027
 4
  2
  2

Sold Price

\$980,000

Sold Date

08-Feb-22

Distance

0.16km
6 HILDERBRAND AVENUE WILLIAMS LANDING VIC 3027
 4
  2
  2

Sold Price

\$940,000

Sold Date

23-Aug-22

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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