

## 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

28 Berington 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Williams Landing

Period-from

01 Aug 2019

to

31 Jul 2020

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

|   |           |           |
|---|-----------|-----------|
| 13 Pollux Drive Williams Landing VIC 3027   | \$660,000 | 06-Jun-20 |
| 11 Primus Road Williams Landing VIC 3027    | \$690,000 | 14-Mar-20 |
| 16 Newport Avenue Williams Landing VIC 3027 | \$695,000 | 26-Mar-20 |

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: 13 August 2020


**13 Pollux Drive Williams Landing  
VIC 3027**
 3  2  2

 Sold Price **\$660,000** Sold Date **06-Jun-20**

 Distance **0.55km**

**11 Primus Road Williams Landing  
VIC 3027**
 4  2  2

 Sold Price **\$690,000** Sold Date **14-Mar-20**

 Distance **0.63km**

**16 Newport Avenue Williams  
Landing VIC 3027**
 4  2  2

 Sold Price **\$695,000** Sold Date **26-Mar-20**

 Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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