

## 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 CLARION AVENUE 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

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Williams Landing

Period-from

01 Nov 2021

to

31 Oct 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
6 HILDERBRAND AVENUE WILLIAMS LANDING VIC 3027	\$940,000	23-Aug-22
12 CALDWELL ROAD WILLIAMS LANDING VIC 3027	\$1,170,000	20-Jul-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: 04 November 2022

**7 WELLWOOD AVENUE WILLIAMS LANDING VIC 3027**3  2  2 

Sold Price

**\$970,000**

Sold Date

**16-May-22**

Distance

**0.41km****6 HILDERBRAND AVENUE WILLIAMS LANDING VIC 3027**4  2  2 

Sold Price

**\$940,000**

Sold Date

**23-Aug-22**

Distance

**0.55km****12 CALDWELL ROAD WILLIAMS LANDING VIC 3027**4  3  2 

Sold Price

**\$1,170,000**

Sold Date

**20-Jul-22**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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