

## 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

45 MERRYFIELD CIRCUIT 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

\$790,000

&

\$850,000

### 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

|   |           |           |
|---|-----------|-----------|
| 20 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027 | \$870,000 | 23-Aug-22 |
| 26 WILDEBRAND AVENUE WILLIAMS LANDING VIC 3027          | \$880,000 | 24-May-22 |
| 5 QUIMBY STREET WILLIAMS LANDING VIC 3027               | \$906,600 | 22-Sep-21 |

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: 15 November 2022



**20 WILLIAMS LANDING  
BOULEVARD WILLIAMS LANDING  
VIC 3027**

 4  2  2

Sold Price **\$870,000** Sold Date **23-Aug-22**

Distance **1.21km**



**26 WILDEBRAND AVENUE  
WILLIAMS LANDING VIC 3027**

 4  2  2

Sold Price **\$880,000** Sold Date **24-May-22**

Distance **1.13km**



**5 QUIMBY STREET WILLIAMS  
LANDING VIC 3027**

 4  3  2

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

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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