

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

4 JONES WAY 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

\$965,000

&

\$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Land

Suburb

Williams Landing

Period-from

01 Mar 2022

to

28 Feb 2023

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

14 OPSUM WAY WILLIAMS LANDING VIC 3027	\$1,040,000	11-Nov-22
37 AUSTRALIS DRIVE WILLIAMS LANDING VIC 3027	\$1,025,000	26-Nov-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: 30 March 2023



14 OPSUM WAY WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price **\$1,040,000** Sold Date **11-Nov-22**

Distance **0.5km**



37 AUSTRALIS DRIVE WILLIAMS LANDING VIC 3027

 -  2  2

Sold Price **\$1,025,000** Sold Date **26-Nov-22**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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