

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

7 DELANEY BOULEVARD 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

\$865,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Williams Landing

Period-from

01 Apr 2022

to

31 Mar 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

1 JONES WAY WILLIAMS LANDING VIC 3027	\$905,000	22-Feb-23
14 CLARION AVENUE WILLIAMS LANDING VIC 3027	\$890,000	14-Jan-23
20 TODDINGTON AVENUE WILLIAMS LANDING VIC 3027	\$1,100,000	12-Sep-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: 17 April 2023


**1 JONES WAY WILLIAMS LANDING
VIC 3027**
 4
  2
  2

Sold Price

\$905,000

Sold Date

22-Feb-23

Distance

0.53km
**14 CLARION AVENUE WILLIAMS
LANDING VIC 3027**
 4
  2
  2

Sold Price

\$890,000

Sold Date

14-Jan-23

Distance

0.7km
**20 TODDINGTON AVENUE
WILLIAMS LANDING VIC 3027**
 4
  2
  2

Sold Price

\$1,100,000

Sold Date

12-Sep-22

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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