

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

8 WILLIAMS LANDING 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

\$1,465,000

&

\$1,600,000

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

18 TODDINGTON AVENUE WILLIAMS LANDING VIC 3027	\$1,515,000	02-Feb-23
12 FOGARTY STREET WILLIAMS LANDING VIC 3027	\$1,865,000	01-Jul-22
7 OPSUM WAY WILLIAMS LANDING VIC 3027	\$1,670,000	23-Jan-23

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: 18 April 2023



**18 TODDINGTON AVENUE
 WILLIAMS LANDING VIC 3027**

 4  3  2

Sold Price **\$1,515,000** Sold Date **02-Feb-23**

Distance **0.16km**



**12 FOGARTY STREET WILLIAMS
 LANDING VIC 3027**

 5  5  2

Sold Price **\$1,865,000** Sold Date **01-Jul-22**

Distance **0.68km**



**7 OPSUM WAY WILLIAMS
 LANDING VIC 3027**

 5  5  2

Sold Price **\$1,670,000** Sold Date **23-Jan-23**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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