

## 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

59 WATERWAYS BOULEVARD 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Williams Landing

Period-from

01 May 2022

to

30 Apr 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
12 CRESSWELL AVENUE WILLIAMS LANDING VIC 3027	\$880,000	22-Apr-23
6 MCKEOWN AVENUE WILLIAMS LANDING VIC 3027	\$850,000	30-Apr-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: 16 May 2023



**1 JONES WAY WILLIAMS LANDING VIC 3027** Sold Price **\$905,000** Sold Date **22-Feb-23**  
Distance **1.46km**  
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**12 CRESSWELL AVENUE WILLIAMS LANDING VIC 3027** Sold Price <sup>RS</sup> **\$880,000** Sold Date **22-Apr-23**  
Distance **0.87km**  
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**6 MCKEOWN AVENUE WILLIAMS LANDING VIC 3027** Sold Price <sup>RS</sup> **\$850,000** Sold Date **30-Apr-23**  
Distance **0.63km**  
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RS = Recent sale      UN = Undisclosed Sale

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