

## 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 DELANEY 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

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jul 2022

to

30 Jun 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

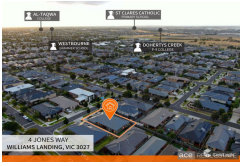
Date of sale

|  |             |           |
|--|-------------|-----------|
| 4 JONES WAY WILLIAMS LANDING VIC 3027        | \$1,000,000 | 06-Apr-23 |
| 11 FIELDWREN DRIVE WILLIAMS LANDING VIC 3027 | \$943,000   | 08-Jan-23 |
| 1 JONES WAY WILLIAMS LANDING VIC 3027        | \$905,000   | 22-Feb-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: 04 July 2023



**4 JONES WAY WILLIAMS LANDING VIC 3027** Sold Price **\$1,000,000** Sold Date **06-Apr-23**

 4  2  2

Distance **0.59km**



**11 FIELDWREN DRIVE WILLIAMS LANDING VIC 3027** Sold Price **\$943,000** Sold Date **08-Jan-23**

 4  2  2

Distance **1.05km**



**1 JONES WAY WILLIAMS LANDING VIC 3027** Sold Price **\$905,000** Sold Date **22-Feb-23**

 4  2  2

Distance **0.56km**

RS = Recent sale      UN = Undisclosed Sale

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