

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

14 CAPELLA CRESCENT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Williams Landing

Period-from

01 Oct 2022

to

30 Sep 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

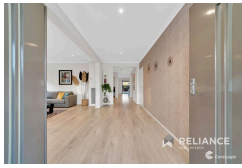
Date of sale

27 BRISTLEBIRD WAY WILLIAMS LANDING VIC 3027	\$1,100,000	18-Jul-23
18 TODDINGTON AVENUE WILLIAMS LANDING VIC 3027	\$1,515,000	02-Feb-23
33 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027	\$1,200,000	14-Oct-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: 05 October 2023


27 BRISTLEBIRD WAY WILLIAMS LANDING VIC 3027
 4
  2
  2

Sold Price

\$1,100,000

Sold Date

18-Jul-23

Distance

1.78km
18 TODDINGTON AVENUE WILLIAMS LANDING VIC 3027
 4
  3
  2

Sold Price

\$1,515,000

Sold Date

02-Feb-23

Distance

0.54km
33 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027
 4
  3
  2

Sold Price

\$1,200,000

Sold Date

14-Oct-22

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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