

## 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 GREENFINCH COURT 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

\$765,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Williams Landing

Period-from

01 Nov 2022

to

31 Oct 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 GREENFINCH COURT WILLIAMS LANDING VIC 3027	\$800,000	06-May-23
36 KINGSBRIDGE BOULEVARD WILLIAMS LANDING VIC 3027	\$852,000	01-Aug-23
11 URBAN DRIVE WILLIAMS LANDING VIC 3027	\$825,500	21-Jun-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: 22 November 2023


**4 GREENFINCH COURT WILLIAMS LANDING VIC 3027**
 3  2  2

Sold Price

**\$800,000**

 Sold Date **06-May-23**

 Distance **0.05km**

**36 KINGSBRIDGE BOULEVARD WILLIAMS LANDING VIC 3027**
 3  2  2

Sold Price

**\$852,000**

 Sold Date **01-Aug-23**

 Distance **1.01km**

**11 URBAN DRIVE WILLIAMS LANDING VIC 3027**
 3  2  4

Sold Price

**\$825,500**

 Sold Date **21-Jun-23**

 Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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