

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

3 ABBOTS AVENUE 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Williams Landing

Period-from

01 Apr 2023

to

31 Mar 2024

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

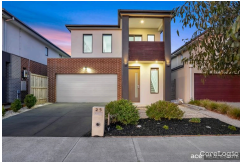
Date of sale

25 ABBOTS AVENUE WILLIAMS LANDING VIC 3027	\$790,000	31-Oct-23
23 HARTWOOD AVENUE WILLIAMS LANDING VIC 3027	\$850,000	04-Jan-24

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: 08 April 2024



25 ABBOTS AVENUE WILLIAMS LANDING VIC 3027

 5  2  2

Sold Price

^{RS} **\$790,000**

Sold Date

31-Oct-23

Distance

0.11km



23 HARTWOOD AVENUE WILLIAMS LANDING VIC 3027

 4  3  2

Sold Price

\$850,000

Sold Date

04-Jan-24

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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