

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 80 Urban Drive, Williams Landing, VIC 3027

Indicative selling price

Single price or range between \$820,000 \$880,000

Median sale price

Median price \$661,000 *House Y *Unit Suburb Williams Landing

Period - From 01 Feb 2019 to 05 Feb 2020 Source CoreLogic

Comparable property sales

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. 3 Wildebrand Avenue, Williams Landing | \$1,105,000 | 18/12/2019 |
| 2. 5 Fantail Crescent, Williams Landing | \$865,000 | 18/12/2019 |
| 3. 7 Williams Landing Boulevard, Williams Landing | \$920,500 | 01/02/2020 |