

## 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

43 Swamphen Drive 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

\$485,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jun 2019

to

31 May 2020

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 5 Jupiter Drive Truganina VIC 3029          | \$455,000 | 19-Nov-19 |
| 3 Jupiter Drive Truganina VIC 3029          | \$450,000 | 09-Dec-19 |
| 57 Swamphen Drive Williams Landing VIC 3027 | \$490,000 | 31-Jan-20 |

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: 01 June 2020



**5 Jupiter Drive Truganina VIC 3029** Sold Price **\$455,000** Sold Date **19-Nov-19**

 3  2  1

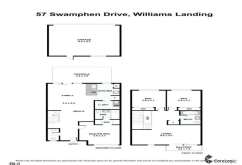
Distance **0.6km**



**3 Jupiter Drive Truganina VIC 3029** Sold Price **\$450,000** Sold Date **09-Dec-19**

 3  2  1

Distance **0.61km**



**57 Swampen Drive Williams Landing VIC 3027**

Sold Price **\$490,000** Sold Date **31-Jan-20**

 3  2  2

Distance **0.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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