

## 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

4 THORNBURY WAY WILLIAMS LANDING VIC 3027

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Williams Landing

Period-from

01 Apr 2022

to

31 Mar 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

|   |           |           |
|---|-----------|-----------|
| 19 THORNBURY WAY WILLIAMS LANDING VIC 3027  | \$900,000 | 30-May-22 |
| 27 THORNBURY WAY WILLIAMS LANDING VIC 3027  | \$865,000 | 07-Apr-22 |
| 14 CLARION AVENUE WILLIAMS LANDING VIC 3027 | \$890,000 | 14-Jan-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: 04 April 2023



### 19 THORNBURY WAY WILLIAMS LANDING VIC 3027

 5
  2
  2

Sold Price

**\$900,000**

Sold Date **30-May-22**

Distance

**0.12km**


### 27 THORNBURY WAY WILLIAMS LANDING VIC 3027

 3
  2
  2

Sold Price

**\$865,000**

Sold Date **07-Apr-22**

Distance

**0.17km**


### 14 CLARION AVENUE WILLIAMS LANDING VIC 3027

 4
  2
  2

Sold Price

**\$890,000**

Sold Date **14-Jan-23**

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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