

## 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 Jacana Crescent 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

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Williams Landing

Period-from

01 Sep 2020

to

31 Aug 2021

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

7 Jacana Crescent Williams Landing VIC 3027	\$800,000	17-Aug-21
5 Bristlebird Way Williams Landing VIC 3027	\$775,000	15-Jul-21
7 Fieldwren Drive Williams Landing VIC 3027	\$750,000	16-Oct-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: 15 September 2021



**7 Jacana Crescent Williams Landing VIC 3027** Sold Price <sup>RS</sup> **\$800,000** Sold Date **17-Aug-21**

Distance **0.03km**

4 2 2



**5 Bristlebird Way Williams Landing VIC 3027** Sold Price **\$775,000** Sold Date **15-Jul-21**

Distance **0.31km**

4 2 2



**7 Fieldwren Drive Williams Landing VIC 3027** Sold Price **\$750,000** Sold Date **16-Oct-20**

Distance **0.31km**

3 2 2

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

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