

## 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

2 CORONAT 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

\$965,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Williams Landing

Period-from

01 Mar 2021

to

28 Feb 2022

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

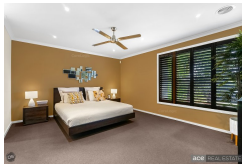
Date of sale

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 8 BERINGTON DRIVE WILLIAMS LANDING VIC 3027  | \$1,080,000 | 13-Dec-21 |
| 22 BRISTLEBIRD WAY WILLIAMS LANDING VIC 3027 | \$1,150,000 | 21-Oct-21 |
|                                              |             |           |

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: 16 March 2022



**8 BERINGTON DRIVE WILLIAMS  
LANDING VIC 3027**

 4  2  2

Sold Price **\$1,080,000** Sold Date **13-Dec-21**

Distance **0.67km**



**22 BRISTLEBIRD WAY WILLIAMS  
LANDING VIC 3027**

 4  2  2

Sold Price **\$1,150,000** Sold Date **21-Oct-21**

Distance **1.68km**

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

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