

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 Clarion Avenue Williams Landing VIC 3027

Indicative selling price

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

Single Price

\$915,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Williams Landing

Period-from

01 May 2020

to

30 Apr 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

8 Spartan Way Williams Landing VIC 3027	\$950,000	23-Feb-21
44 Ashcroft Avenue Williams Landing VIC 3027	\$900,000	22-Feb-21
25 Newport Avenue Williams Landing VIC 3027	\$867,000	02-Feb-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: 04 May 2021


8 Spartan Way Williams Landing VIC 3027

 4
  4
  2

Sold Price

\$950,000

Sold Date

23-Feb-21

Distance

0.78km

44 Ashcroft Avenue Williams Landing VIC 3027

 4
  3
  2

Sold Price

\$900,000

Sold Date

22-Feb-21

Distance

0.23km

25 Newport Avenue Williams Landing VIC 3027

 5
  2
  2

Sold Price

\$867,000

Sold Date

02-Feb-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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