

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 QUADRANT APPROACH 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

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jan 2024

to

31 Dec 2024

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

1 NEWPORT AVENUE WILLIAMS LANDING VIC 3027	\$1,300,000	07-Jan-25
46 FOGARTY STREET WILLIAMS LANDING VIC 3027	\$1,330,000	20-Jul-24
9 QUADRANT APPROACH WILLIAMS LANDING VIC 3027	\$1,260,000	20-Aug-24

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: 20 January 2025



1 NEWPORT AVENUE WILLIAMS LANDING VIC 3027

5 3 2

Sold Price ^{RS} **\$1,300,000** Sold Date **07-Jan-25**

Distance **0.36km**



46 FOGARTY STREET WILLIAMS LANDING VIC 3027

5 3 -

Sold Price **\$1,330,000** Sold Date **20-Jul-24**

Distance **1.64km**



9 QUADRANT APPROACH WILLIAMS LANDING VIC 3027

3 2 2

Sold Price **\$1,260,000** Sold Date **20-Aug-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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