

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 STONELEIGH CIRCUIT 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

55 LUKIS AVENUE WILLIAMS LANDING VIC 3027	930000	31-Jan-22
29 STEVENSON DRIVE WILLIAMS LANDING VIC 3027	1030000	30-Mar-22
66 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027	1038000	21-Mar-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 June 2022



**55 LUKIS AVENUE WILLIAMS LANDING VIC 3027**

 4  2  3

Sold Price **930000** Sold Date **31-Jan-22**

Distance **0.65km**



**29 STEVENSON DRIVE WILLIAMS LANDING VIC 3027**

 5  3  2

Sold Price **1030000** Sold Date **30-Mar-22**

Distance **0.35km**



**66 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027**

 4  2  2

Sold Price <sup>RS</sup> **1038000** Sold Date **21-Mar-22**

Distance **0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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