

## 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 ASHWELL AVENUE WILLIAMS LANDING VIC 3027

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Williams Landing

Period-from

01 Apr 2023

to

31 Mar 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 11 LINDHOLME WAY WILLIAMS LANDING VIC 3027    | \$1,280,000 | 30-Jan-24 |
| 34 ROTHBURY PARKWAY WILLIAMS LANDING VIC 3027 | \$1,475,000 | 14-Feb-24 |
| 13 DOUBELL BOULEVARD TRUGANINA VIC 3029       | \$1,150,000 | 05-Feb-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.~~

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### 11 LINDHOLME WAY WILLIAMS LANDING VIC 3027

 4
  2
  2

Sold Price **\$1,280,000** Sold Date **30-Jan-24**

Distance **1.24km**



### 34 ROTHBURY PARKWAY WILLIAMS LANDING VIC 3027

 5
  5
  2

Sold Price **\$1,475,000** Sold Date **14-Feb-24**

Distance **0.34km**



### 13 DOUBELL BOULEVARD TRUGANINA VIC 3029

 5
  3
  2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **05-Feb-24**

Distance **1.69km**

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

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