

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Williams Landing

Period-from

01 Aug 2023

to

31 Jul 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

31 STEVENSON DRIVE WILLIAMS LANDING VIC 3027	\$1,200,000	07-Jun-24
61 PENSURST AVENUE WILLIAMS LANDING VIC 3027	\$1,260,888	21-Jul-24
10 HARVEY STREET WILLIAMS LANDING VIC 3027	\$1,080,000	13-May-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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**31 STEVENSON DRIVE WILLIAMS LANDING VIC 3027**

 5  3  -

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **07-Jun-24**

Distance **0.3km**



**61 PENSHURST AVENUE WILLIAMS LANDING VIC 3027**

 4  2  2

Sold Price <sup>RS</sup> **\$1,260,888** Sold Date **21-Jul-24**

Distance **0.81km**



**10 HARVEY STREET WILLIAMS LANDING VIC 3027**

 4  2  -

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **13-May-24**

Distance **1.5km**

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

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