

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	5 Bishopthorpe Road Williams Landing, 3027
---	--

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$730,000 & \$760,000
---------------	-----------------------

### Median sale price

Median price	\$806,000	Property Type	HOUSE	Suburb	WILLIAMS LANDING
Period - From	05-Jun-2023	to	04-Jun-2024	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	3 ABBOTS AVENUE WILLIAMS LANDING 283m2	\$755,000	11-Jun-2024
2	26 OAKHAM DRIVE WILLIAMS LANDING 306m2	\$749,999	11-Jul-2024
3	13 ALMONDBERRY WAY WILLIAMS LANDING 234m2	\$715,711	06-Jul-2024

This statement of information was prepared on 09-Sep-2024 at 2:39:09 PM AEST