

## 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

25 Appleby Street 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

\$960,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Williams Landing

Period-from

01 Oct 2018

to

30 Sep 2019

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

|                                                        |             |           |
|--------------------------------------------------------|-------------|-----------|
| 26 Darlington Drive Williams Landing VIC 3027          | \$1,163,000 | 17-Apr-19 |
| 8 Williams Landing Boulevard Williams Landing VIC 3027 | \$1,020,000 | 27-Aug-19 |
| 15 Airmaid Drive Williams Landing VIC 3027             | \$900,000   | 17-Jul-19 |

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: 03 October 2019

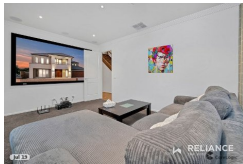


### 26 Darlington Drive Williams Landing VIC 3027

 5
  3
  2

Sold Price **\$1,163,000** Sold Date **17-Apr-19**

Distance **0.09km**



### 8 Williams Landing Boulevard Williams Landing VIC 3027

 5
  5
  2

Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **27-Aug-19**

Distance **0.18km**



### 15 Airmaid Drive Williams Landing VIC 3027

 4
  2
  2

Sold Price <sup>RS</sup> **\$900,000** Sold Date **17-Jul-19**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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