

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

15 CUMULUS STREET WILLIAMS LANDING VIC 3027

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price& \$800,000 \$850,000
between

Median sale price

(*Delete house or unit as applicable)

Median Price \$795,000 Property type House Suburb Williams Landing
Period-from 01 Feb 2024 to 31 Jan 2025 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 KINGSBRIDGE BOULEVARD WILLIAMS LANDING VIC 3027	\$830,000	17-Sep-24
37 PENSHURST AVENUE WILLIAMS LANDING VIC 3027	\$840,000	06 Feb-25
28 HANWORTH AVENUE WILLIAMS LANDING VIC 3027	\$865,500	17-Oct-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.~~

This Statement of Information was prepared on: 21 February 2025



26 KINGSBRIDGE BOULEVARD
WILLIAMS LANDING VIC 3027

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Sold Price **\$830,000** Sold Date **17-Sep-24**

Distance **0.03km**



37 PENSURST AVENUE WILLIAMS
LANDING VIC 3027

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Sold Price **\$840,000** Sold Date **06-FEB-25**

Distance **0.81km**



28 HANWORTH AVENUE
WILLIAMS LANDING VIC 3027

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Sold Price **\$865,500** Sold Date **17-Oct-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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