

## 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

9 Spoonbill Close 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

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jul 2020

to

30 Jun 2021

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

5 Wetlands Boulevard Williams Landing VIC 3027	\$785,000	22-Mar-21
12 Woodswallow Place Williams Landing VIC 3027	\$743,000	20-May-21
12 Loon Drive Williams Landing VIC 3027	\$720,000	07-Feb-21

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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Rebecca Ingram  
P 03 9741 9666  
M 03 9741 9666  
E ringram@lawsonrew.com.au



## 5 Wetlands Boulevard Williams Landing VIC 3027

4 2 2

Sold Price **\$785,000** Sold Date **22-Mar-21**

Distance **0.26km**



## 12 Woodswallow Place Williams Landing VIC 3027

4 2 2

Sold Price **\$743,000** Sold Date **20-May-21**

Distance **0.36km**



## 12 Loon Drive Williams Landing VIC 3027

3 2 2

Sold Price **\$720,000** Sold Date **07-Feb-21**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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