

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 12 Spartan Way, Williams Landing, VIC 3027

Indicative selling price

Single price or range between \$880,000 \$920,000

Median sale price

Median price \$661,000 *House Y *Unit Suburb Williams Landing

Period - From 01 Feb 2019 to 05 Feb 2020 Source CoreLogic

Comparable property sales

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
1. 3 Wildebrand Avenue, Williams Landing	\$1,105,000	18/12/2019
2. 25 Appleby Street, Williams Landing	\$950,000	26/10/2019
3. 7 Williams Landing Boulevard, Williams Landing	\$1,020,000	07/02/2020