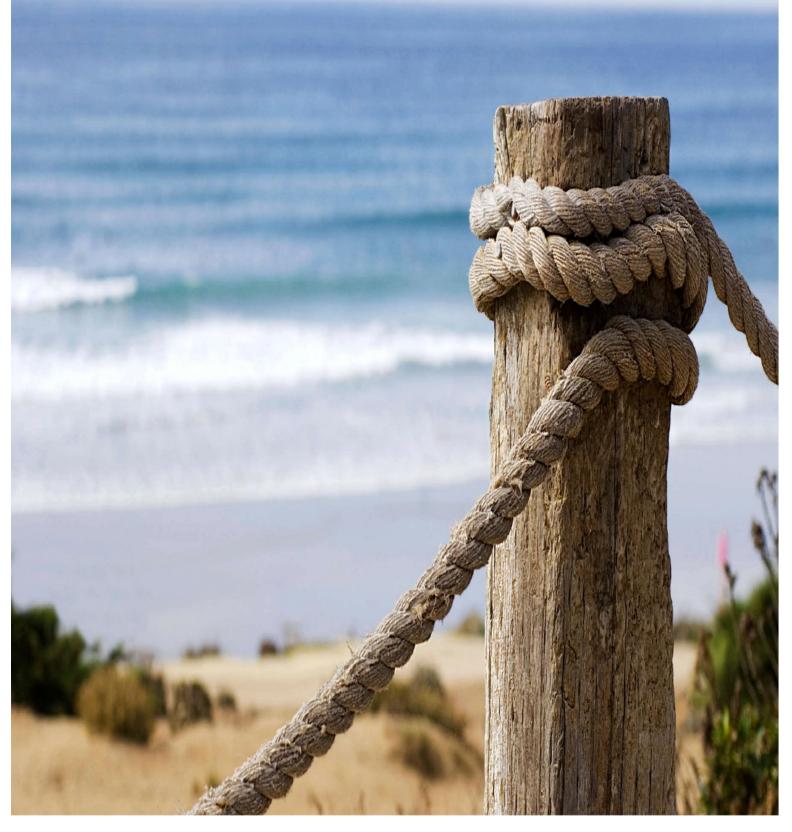
STATEMENT OF INFORMATION

45 MOORHEN BOULEVARD, WILLIAMS LANDING, VIC 3027

PREPARED BY JERRY JACOB, THE ELEET WYNDHAM CITY, PHONE: 0404727772







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 MOORHEN BOULEVARD, WILLIAMS







Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: null

Provided by: Jerry Jacob, THE ELEET WYNDHAM CITY

MEDIAN SALE PRICE



WILLIAMS LANDING, VIC, 3027

Suburb Median Sale Price (House)

\$765,000

01 October 2023 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



14 COLERIDGE CCT, WILLIAMS LANDING, VIC 🕮 4 🕒 2 🚓 2







Sale Price

\$765,000

Sale Date: 28/08/2024

Distance from Property: 610m





19 WINGFIELD PKWY, WILLIAMS LANDING,







Sale Price

\$780,000

Sale Date: 29/06/2024

Distance from Property: 171m





37 COLERIDGE CCT, WILLIAMS LANDING, VIC 🕮 4







Sale Price

\$800,000

Sale Date: 20/02/2024

Distance from Property: 606m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	45 MOORHEN BOLILEVARD, WILLIAMS LANDING, VIC 3027
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Indicative selling price									
For the meaning	g of this price see consur	mer.vic.gov.au/u	underquoting						
Price F	Range:								
Median sale price									
Median price	\$765,000	Property type	House	Suburb	WILLIAMS LANDING				
Period	01 October 2023 to 30 September 2024		Source	pricefinder					

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 COLERIDGE CCT, WILLIAMS LANDING, VIC 3027	\$765,000	28/08/2024
19 WINGFIELD PKWY, WILLIAMS LANDING, VIC 3027	\$780,000	29/06/2024
37 COLERIDGE CCT, WILLIAMS LANDING, VIC 3027	\$800,000	20/02/2024

This Statement of Information was prepared on:

16/11/2024

