

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address 14 Almondberry Way, Williams Landing, VIC 3027

## Indicative selling price

Single price

or range between

\$715,000

\$745,000

## Median sale price

Median price

\$664,800

\*House

Y

\*Unit

Suburb

Williams Landing

Period - From

01 Sept 2018

to

29 Sept 2019

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. 14 Greenfinch Court, Williams Landing    | \$800,000 | 03/06/2019   |
| 2. 15 Airmaid Dr, Williams Landing VIC 3027 | \$900,000 | 19/07/2019   |
| 3. 54 Urban Dr, Williams Landing VIC 3027   | \$780,000 | 15/07/2019   |