

## 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

83 SWAMPHEN DRIVE 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

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Williams Landing

Period-from

01 Sep 2023

to

31 Aug 2024

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

18 VALIANT WALK WILLIAMS LANDING VIC 3027	\$615,000	27-Mar-24
27 AIRMAID DRIVE WILLIAMS LANDING VIC 3027	\$635,000	06-Aug-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: 04 September 2024



**18 VALIANT WALK WILLIAMS  
LANDING VIC 3027**

3 2 2

Sold Price

**\$615,000**

Sold Date **27-Mar-24**

Distance **0.79km**



**27 AIRMAID DRIVE WILLIAMS  
LANDING VIC 3027**

3 2 1

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date **06-Aug-24**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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