

## 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

10 MANDREL 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

\$649,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Williams Landing

Period-from

01 Oct 2023

to

30 Sep 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

19 DRACONIS LANE WILLIAMS LANDING VIC 3027	\$670,000	31-May-24
9 SKALKOZ STREET WILLIAMS LANDING VIC 3027	\$670,000	30-Sep-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: 25 October 2024



**19 DRACONIS LANE WILLIAMS  
LANDING VIC 3027**

3 2 2

Sold Price **\$670,000** Sold Date **31-May-24**

Distance **0.91km**



**9 SKALKOZ STREET WILLIAMS  
LANDING VIC 3027**

3 2 2

Sold Price <sup>RS</sup> **\$670,000** <sup>UN</sup> Sold Date **30-Sep-24**

Distance **0.75km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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