

Statement of Information

Sections 47AF of the Estate Agents Act 1980

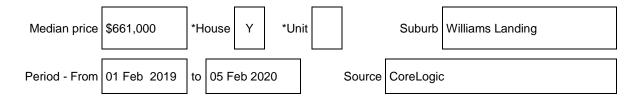
Property offered for sale

Address 1 Simonson Way, Williams Landing, VIC 3027

Indicative selling price

Single price	or range between	\$900,000		\$990,000
--------------	------------------	-----------	--	-----------

Median sale price



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	18/122019
2.	25 Appleby Street, Williams Landing	\$950,000	26/10/2019
3.	7 Williams Landing Boulevard, Williams Landing	\$1,020,000	07/02/2020