



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

24 Appleby Street, Williams Landing, 3027

Indicative selling price

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

Single price

or range between

\$695,000.00

&

\$730,000.00

Median sale price

Median price

\$687,500.00

Property type

House

Suburb

WILLIAMS LANDING

Period - From

Sep 2018

to

Aug 2019

Source

CoreLogic

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 Caldwell Road Williams Landing VIC 3027	\$625,000.00	29/06/2019
9 Balbo Way Williams Landing VIC 3027	\$640,000.00	20/06/2019
45 Dover Street Truganina VIC 3029	\$620,500.00	8/08/2019

This Statement of Information was prepared on:

Friday 13th September 2019