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BigginScott.

STATEMENT OF INFORMATION

7 LINDHOLME WAY, WILLIAMS LANDING, VIC 3027

PREPARED BY ASIF KHAN, BIGGIN & SCOTT WYNDHAM CITY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 LINDHOLME WAY, WILLIAMS LANDING,  **3**  **2**  **2**

Indicative Selling Price

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

Price Range: **880,000 to 899,000**

Provided by: Asif Khan, Biggin & Scott Wyndham City

MEDIAN SALE PRICE



WILLIAMS LANDING, VIC, 3027

Suburb Median Sale Price (House)

01 April 2022 to 31 March 2023

Provided by: 

COMPARABLE PROPERTIES

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.



10 SWANTON AVE, WILLIAMS LANDING, VIC

 **4**  **2**  **2**

Sale Price

\$907,500

Sale Date: 28/06/2021

Distance from Property: 227m



51 PALMERS RD, WILLIAMS LANDING, VIC

 **4**  **2**  **2**

Sale Price

\$890,000

Sale Date: 12/03/2021

Distance from Property: 244m



17 HARVEY ST, WILLIAMS LANDING, VIC 3027

 **4**  **2**  **2**

Sale Price

\$880,000

Sale Date: 14/03/2022

Distance from Property: 259m



This report has been compiled on 20/04/2023 by Biggin & Scott Wyndham City. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7 LINDHOLME WAY, WILLIAMS LANDING, VIC 3027

Indicative selling price

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

Price Range:

880,000 to 899,000

Median sale price

Median price

Property type

House

Suburb

WILLIAMS LANDING

Period

01 April 2022 to 31 March 2023

Source



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

10 SWANTON AVE, WILLIAMS LANDING, VIC 3027	\$907,500	28/06/2021
51 PALMERS RD, WILLIAMS LANDING, VIC 3027	\$890,000	12/03/2021
17 HARVEY ST, WILLIAMS LANDING, VIC 3027	\$880,000	14/03/2022

This Statement of Information was prepared on:

20/04/2023