

## 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

5 Newhaven 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

\$950,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jul 2020

to

30 Jun 2021

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

3 Swanton Avenue Williams Landing VIC 3027	\$1,010,000	07-Dec-20
8 Spartan Way Williams Landing VIC 3027	\$950,000	23-Feb-21
51 Lukis Avenue Williams Landing VIC 3027	\$992,500	01-Mar-21

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: 27 July 2021



**3 Swanton Avenue Williams Landing VIC 3027**

4 2 2

Sold Price **\$1,010,000** Sold Date **07-Dec-20**

Distance **0.27km**



**8 Spartan Way Williams Landing VIC 3027**

4 4 2

Sold Price **\$950,000** Sold Date **23-Feb-21**

Distance **0.27km**



**51 Lukis Avenue Williams Landing VIC 3027**

4 4 2

Sold Price **\$992,500** Sold Date **01-Mar-21**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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