

# Statement of Information

### Sections 47AF of the Estate Agents Act 1980

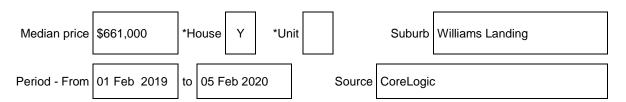
## **Property offered for sale**

Address 3 Caldwell Road, Williams Landing, VIC 3027

### Indicative selling price

Single price or range between \$750,000 \$810,000		e price or	r range between \$750,000		\$810,000	
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### 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 18/12/2019 2. 5 Fantail Crescent, Williams Landing \$865,000 18/12/2019 3. 12 Spartan Way, Williams Landing \$903,000 20/02/2020