

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

Median sale price

Median price \$661,000 *House Y *Unit Suburb Williams Landing

Period - From 01 Feb 2019 to 05 Feb 2020 Source CoreLogic

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