

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 FANTAIL CRESCENT, WILLIAMS

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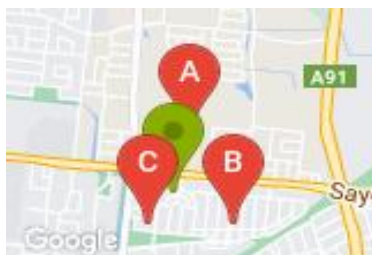
Indicative Selling Price

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

Price Range: **\$750,000 to \$780,000**

Provided by: Harry Khuttan , Ray White Point Cook

MEDIAN SALE PRICE



WILLIAMS LANDING, VIC, 3027

Suburb Median Sale Price (House)

\$775,000

01 April 2021 to 31 March 2022

Provided by: pricefinder

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.



18 MARWOOD AVE, TRUGANINA, VIC 3029

4
 2
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Sale Price

\$780,000

Sale Date: 08/02/2022

Distance from Property: 433m



33 WETLANDS BVD, WILLIAMS LANDING, VIC

4
 2
 2

Sale Price

\$765,000

Sale Date: 12/01/2022

Distance from Property: 452m



3 JACANA CRES, WILLIAMS LANDING, VIC

4
 2
 2

Sale Price

\$750,000

Sale Date: 08/12/2021

Distance from Property: 280m



This report has been compiled on 10/06/2022 by Ray White Point Cook. Property Data Solutions Pty Ltd 2022 - 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

Property offered for sale

Address
Including suburb and
postcode

45 FANTAIL CRESCENT, WILLIAMS LANDING, VIC 3027

Indicative selling price

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

Price Range:

\$750,000 to \$780,000

Median sale price

Median price

\$775,000

Property type

House

Suburb

WILLIAMS LANDING

Period

01 April 2021 to 31 March 2022

Source


pricfinder

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

18 MARWOOD AVE, TRUGANINA, VIC 3029	\$780,000	08/02/2022
33 WETLANDS BVD, WILLIAMS LANDING, VIC 3027	\$765,000	12/01/2022
3 JACANA CRES, WILLIAMS LANDING, VIC 3027	\$750,000	08/12/2021

This Statement of Information was prepared on:

10/06/2022