

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

8 DIADEM WAY WILLIAMS LANDING VIC 3027

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$725,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jun 2021

to

31 May 2022

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

4 YOUSSEF WAY WILLIAMS LANDING VIC 3027	\$835,000	19-Nov-21
86 FOGARTY STREET WILLIAMS LANDING VIC 3027	\$790,000	13-Dec-21
27 THORNBURY WAY WILLIAMS LANDING VIC 3027	\$865,000	07-Apr-22

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: 09 June 2022



**4 YOUSSEF WAY WILLIAMS
LANDING VIC 3027**

 4  2  2

Sold Price **\$835,000** Sold Date **19-Nov-21**

Distance **0.05km**



**86 FOGARTY STREET WILLIAMS
LANDING VIC 3027**

 4  2  2

Sold Price **\$790,000** Sold Date **13-Dec-21**

Distance **0.91km**



**27 THORNBURY WAY WILLIAMS
LANDING VIC 3027**

 4  2  2

Sold Price **\$865,000** Sold Date **07-Apr-22**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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