

## 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

75 FANTAIL CRESCENT 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

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Williams Landing

Period-from

01 Mar 2021

to

28 Feb 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

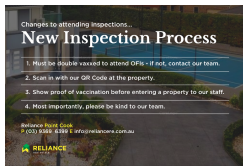
Date of sale

3 JACANA CRESCENT WILLIAMS LANDING VIC 3027	\$750,000	08-Dec-21
7 JACANA CRESCENT WILLIAMS LANDING VIC 3027	\$800,000	01-Aug-21
16 CHAMBERLAIN WAY WILLIAMS LANDING VIC 3027	\$717,000	19-Feb-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: 17 March 2022



### 3 JACANA CRESCENT WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price **\$750,000** Sold Date **08-Dec-21**

Distance **0.09km**



### 7 JACANA CRESCENT WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price **\$800,000** Sold Date **01-Aug-21**

Distance **0.11km**



### 16 CHAMBERLAIN WAY WILLIAMS LANDING VIC 3027

 4  2  2

Sold Price <sup>RS</sup> **\$717,000** Sold Date **19-Feb-22**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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