

## 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

18 VALIANT WALK WILLIAMS LANDING VIC 3027

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Mar 2023

to

29 Feb 2024

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

28 BEEHIVE DRIVE WILLIAMS LANDING VIC 3027	\$620,000	21-Nov-23
41 WATERWAYS BOULEVARD WILLIAMS LANDING VIC 3027	\$660,000	24-Oct-23

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: 04 March 2024

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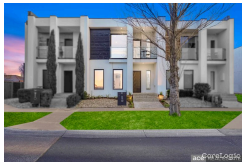


**28 BEEHIVE DRIVE WILLIAMS  
LANDING VIC 3027**

 3  2  2

Sold Price **\$620,000** Sold Date **21-Nov-23**

Distance **0.79km**



**41 WATERWAYS BOULEVARD  
WILLIAMS LANDING VIC 3027**

 3  2  2

Sold Price **\$660,000** Sold Date **24-Oct-23**

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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