

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

6 ROTHBURY PARKWAY 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Williams Landing

Period-from

01 Apr 2021

to

31 Mar 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

| | | |
|---|-------------|-----------|
| 37 MALDON STREET WILLIAMS LANDING VIC 3027 | \$845,000 | 27-Sep-21 |
| 27 BERINGTON DRIVE WILLIAMS LANDING VIC 3027 | \$1,330,000 | 12-Jan-22 |
| 62 FANTAIL CRESCENT WILLIAMS LANDING VIC 3027 | \$1,605,000 | 04-Dec-21 |

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: 19 April 2022


37 MALDON STREET WILLIAMS LANDING VIC 3027

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 Sold Price **\$845,000** Sold Date **27-Sep-21**

 Distance **0.16km**

27 BERINGTON DRIVE WILLIAMS LANDING VIC 3027

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 Sold Price **\$1,330,000** Sold Date **12-Jan-22**

 Distance **0.72km**

62 FANTAIL CRESCENT WILLIAMS LANDING VIC 3027

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 Sold Price **\$1,605,000** Sold Date **04-Dec-21**

 Distance **0.86km**

3 KENTON AVENUE WILLIAMS LANDING VIC 3027

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 Sold Price **\$1,300,000** Sold Date **14-Dec-21**

 Distance **0.9km**

14 PERENNIAL DRIVE TRUGANINA VIC 3029

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 Sold Price **\$1,200,000** Sold Date **30-Mar-21**

 Distance **1.18km**

7 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027

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 Sold Price **\$1,230,000** Sold Date **11-Nov-21**

 Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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