

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

16 SCRUBWREN DRIVE, 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

\$585,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$590,000

*House

x

*Unit

Suburb

WILLIAMS LANDING

Period - From

01 Jan 2023

to

31 Dec 2024

Source

CoreLogic

Comparable property sales

A* 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

Address of comparable property	Price	Date of sale
1. 71 WILLIAMS LANDING BOULEVARD, WILLIAMS LANDING VIC 3027	\$583,000	10-Sep- 24
2. 36 SCRUBWREN DRIVE, WILLIAMD LANDING VIC 3027	\$595,000	13 –Nov - 24
3. 83 SWAMPHEN DRIVE, WILLIAMS LANDING VIC 3027	\$590,000	15 – Dec - 24

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 six months.

Property data source: Corelogic.com.au. Generated on 20/01/2025