

Statement of Information

Sections 47AF of the Estate Agents Act 1980

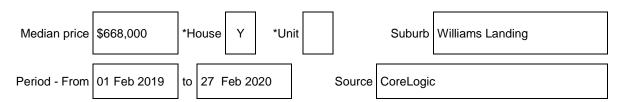
Property offered for sale

Address 117 Swamphen Drive, Williams Landing, VIC, 3027

Indicative selling price

Single price	or range between	\$580,000	&	\$620,000
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Median sale price



Comparable property sales

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
1.	3 Wellwood Avenue, Williams Landing	\$615,000	24/10/2020
1.	10 Primus Road, Williams Landing	\$717,000	11/11/2019
2.	15 Caldwell Road, Williams Landing	\$650,000	10/11/2019