

## 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

62 Scrubwren Drive 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Land

Suburb

Williams Landing

Period-from

01 Feb 2021

to

31 Jan 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

72 Scrubwren Drive Williams Landing VIC 3027	\$1,210,000	22-Feb-22
22 Bristlebird Way Williams Landing VIC 3027	\$1,150,000	21-Oct-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: 25 February 2022



**72 Scrubwren Drive Williams  
Landing VIC 3027**

 4  2  2

Sold Price <sup>RS</sup> **\$1,210,000** <sup>UN</sup> Sold Date **22-Feb-22**

Distance **0.11km**



**22 Bristlebird Way Williams  
Landing VIC 3027**

 4  2  2

Sold Price **\$1,150,000** Sold Date **21-Oct-21**

Distance **0.46km**

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

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