## Statement of Information

Sections 47AF of the Estate Agents Act 1980

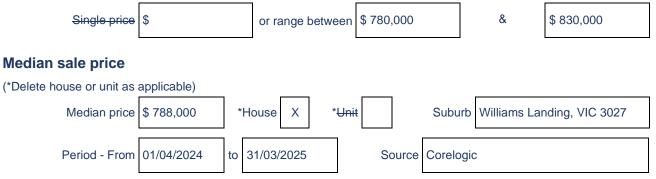




## **14 Ashwell Avenue** Williams Landing, VIC 3027

## Indicative selling price

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



## **Comparable property sales**

**A**<sup>\*</sup> 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              |
|---|------------|---------------------------|
| 1. 19 Swanston Ave, Williams Landing, VIC 3027  | \$ 785,000 | 14 <sup>th</sup> Dec 2024 |
| 2. 10 Capella Cres, Williams Landing, VIC 3027  | \$ 806,800 | 28 <sup>th</sup> Jan 2025 |
| 3. 37 Penshurst Ave, Williams Landing, VIC 3027 | \$ 840,000 | 6 <sup>th</sup> Feb 2025  |