

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

5 OPSUM WAY 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

\$990,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Williams Landing

Period-from

01 Apr 2022

to

31 Mar 2023

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

8 HARVEY STREET WILLIAMS LANDING VIC 3027	\$1,155,000	02-Feb-22
19 OPSUM WAY WILLIAMS LANDING VIC 3027	\$1,000,000	22-Nov-21
21 OPSUM WAY WILLIAMS LANDING VIC 3027	\$1,020,000	09-Nov-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: 04 April 2023



8 HARVEY STREET WILLIAMS LANDING VIC 3027

 4
  2
  2

Sold Price **\$1,155,000** Sold Date **02-Feb-22**

Distance **0.1km**



19 OPSUM WAY WILLIAMS LANDING VIC 3027

 4
  3
  2

Sold Price **\$1,000,000** Sold Date **22-Nov-21**

Distance **0.13km**



21 OPSUM WAY WILLIAMS LANDING VIC 3027

 4
  3
  2

Sold Price **\$1,020,000** Sold Date **09-Nov-21**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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