

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

1 AVIARY TERRACE 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

\$879,000

&

\$929,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$788,000

Property type

House

Suburb

Williams Landing

Period-from

01 Apr 2024

to

31 Mar 2025

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

7 GOLDSBOROUGH ROAD TRUGANINA VIC 3029	\$950,000	08-Apr-25
17 BRISTLEBIRD WAY WILLIAMS LANDING VIC 3027	\$925,000	21-Sep-24
12 JACANA CRESCENT WILLIAMS LANDING VIC 3027	\$900,000	06-Sep-24

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: 28 April 2025



**7 GOLDSBOROUGH ROAD
TRUGANINA VIC 3029**

4 2 2

Sold Price

^{RS}

\$950,000

Sold Date

08-Apr-25

Distance

0.79km



**17 BRISTLEBIRD WAY WILLIAMS
LANDING VIC 3027**

4 2 2

Sold Price

\$925,000

Sold Date

21-Sep-24

Distance

0km



**12 JACANA CRESCENT WILLIAMS
LANDING VIC 3027**

4 2 2

Sold Price

\$900,000

Sold Date

06-Sep-24

Distance

0.36km



**40 ROWAN AVENUE WILLIAMS
LANDING VIC 3027**

4 2 2

Sold Price

\$905,000

Sold Date

23-Jan-25

Distance

1.35km



**12 WAGTAIL COURT WILLIAMS
LANDING VIC 3027**

4 2 2

Sold Price

\$1,000,000

Sold Date

07-Nov-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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