

## 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

120 PALMERS ROAD WILLIAMS LANDING VIC 3027

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Williams Landing

Period-from

01 Oct 2023

to

30 Sep 2024

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

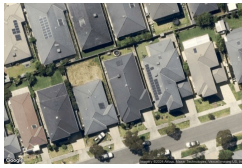
Date of sale

|                                                    |           |           |
|----------------------------------------------------|-----------|-----------|
| 18 BANBURY STREET WILLIAMS LANDING VIC 3027        | \$900,000 | 04-Jun-24 |
| 26 KINGSBRIDGE BOULEVARD WILLIAMS LANDING VIC 3027 | \$830,000 | 07-Oct-24 |
| 83 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027    | \$970,000 | 27-Aug-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 October 2024



## 18 BANBURY STREET WILLIAMS LANDING VIC 3027

4 2 2

Sold Price

**\$900,000**

Sold Date

**04-Jun-24**

Distance

**0.54km**



## 26 KINGSBRIDGE BOULEVARD WILLIAMS LANDING VIC 3027

4 2 2

Sold Price

<sup>RS</sup> **\$830,000**

Sold Date

**07-Oct-24**

Distance

**0.67km**



## 83 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027

4 2 2

Sold Price

<sup>RS</sup> **\$970,000**

Sold Date

**27-Aug-24**

Distance

**1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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