

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$ 780,000 & \$ 830,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 788,000 \*House X \*Unit Suburb Williams Landing, VIC 3027

Period - From 01/04/2024 to 31/03/2025 Source Corelogic

### Comparable property sales

**A\*** 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