

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

20 Jacana Crescent Williams Landing, 3027

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://www.consumer.vic.gov.au/underquoting).

Range between \$600,000.00 & \$650,000.00

Median sale price

Median price \$680,000.00 House ☒ Suburb WILLIAMS LANDING

Period - From 01-Jan-2019 to 25-Jul-2019 Source Corelogic

Comparable property sales

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	11 Mclachlan Drive Williams Landing, VIC, 3027	\$630,000.00	02-Mar-2019
2	4 Mallard Close Williams Landing, VIC, 3027	\$620,000.00	10-Apr-2019
3	21 Davenport Drive Williams Landing, VIC, 3027	\$650,000.00	07-Feb-2019

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For more information: <https://www.consumer.vic.gov.au/underquoting>

Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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