

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

56 SCRUBWREN DRIVE 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

\$1,180,000

&

\$1,290,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

12 SPITERI PLACE TRUGANINA VIC 3029	\$1,255,000	12-Dec-24
1 NEWPORT AVENUE WILLIAMS LANDING VIC 3027	\$1,300,000	07-Jan-25
12 THORNGROVE STREET TRUGANINA VIC 3029	\$1,182,000	05-Oct-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: 17 February 2025



12 SPITERI PLACE TRUGANINA VIC 3029

Sold Price

\$1,255,000

Sold Date

12-Dec-24



4



4



2

Distance

0.97km



1 NEWPORT AVENUE WILLIAMS LANDING VIC 3027

Sold Price

^{RS}

\$1,300,000

Sold Date

07-Jan-25



5



3



2

Distance

1.06km



12 THORNGROVE STREET TRUGANINA VIC 3029

Sold Price

\$1,182,000

Sold Date

05-Oct-24



5



3



2

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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