

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

24 CHAMBERLAIN WAY 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Williams Landing

Period-from

01 Apr 2023

to

31 Mar 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

86 FANTAIL CRESCENT WILLIAMS LANDING VIC 3027	870000	19-Nov-23
68 URBAN DRIVE WILLIAMS LANDING VIC 3027	887500	09-Jan-24
10 CLARION AVENUE WILLIAMS LANDING VIC 3027	900000	11-Jan-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 April 2024

	86 FANTAIL CRESCENT WILLIAMS LANDING VIC 3027	Sold Price	870000	Sold Date	19-Nov-23
	 3  2  2			Distance	0.17km
	68 URBAN DRIVE WILLIAMS LANDING VIC 3027	Sold Price	887500	Sold Date	09-Jan-24
	 4  2  2			Distance	0.88km
	10 CLARION AVENUE WILLIAMS LANDING VIC 3027	Sold Price	900000	Sold Date	11-Jan-24
	 4  2  2			Distance	1.13km

RS = Recent sale UN = Undisclosed Sale

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