

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

3 BECKETT 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

or range
between

\$1,580,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Williams Landing

Period-from

01 Dec 2022

to

30 Nov 2023

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

7 MACALONEY ROAD WILLIAMS LANDING VIC 3027	\$1,650,000	04-Aug-23
8 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027	\$1,585,000	23-Jun-23

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: 14 December 2023

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**7 MACALONEY ROAD WILLIAMS LANDING VIC 3027**

5 3 2

Sold Price **\$1,650,000** Sold Date **04-Aug-23**Distance **1.83km****8 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027**

5 5 2

Sold Price **\$1,585,000** Sold Date **23-Jun-23**Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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