

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

33 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\* 880,000

or range between

\$\* n/a

&

\$ n/a

### Median sale price

Median price

\$ 810,000

Property type

House

Suburb

Williams Landing

Period - From

Nov 2022

to

Oct 2023

Source

 PropTrack

### 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 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	14 Coronat Drive Williams Landing VIC 3027	\$ 1,000,000	21/12/2023
2	20 Coronat Drive Williams Landing VIC 3027	\$ 950,000	31/10/2023
3	19 Lukis Avenue Williams Landing VIC 3027	\$ 930,000	03/07/2023

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 six months.

This Statement of Information was prepared on: 04/01/2024

## Property details



**33 WILLIAMS LANDING BLVD  
WILLIAMS LANDING VIC 3027**

 4  2  2

**Asking price: \$880,000**

Land Size **444 sqm** Building Size **22 sq**

Years Built **2018**

Council Rate approx. \$2,320 /year

Water Rate approx. \$675 /year

**30 Years Structural Guarantee** by Burbank Homes

## Recently sold in WILLIAMS LANDING



**14 CORONAT DRIVE  
WILLIAMS LANDING VIC 3027**

 4  2  2

Sold Price **\$1,000,000** Sold Date 21-Dec-23

Land Size **512 sqm** Distance 0.6km



**20 CORONAT DRIVE  
WILLIAMS LANDING VIC 3027**

4 2 2

Sold Price **\$950,000** Sold Date 31-Oct-23

Land Size **448 sqm** Distance 0.6km



**19 LUKIS AVENUE  
WILLIAMS LANDING VIC 3027**

4 2 2

Sold Price **\$930,000** Sold Date 03-Jul-23

Land Size **510 sqm** Distance 1.4km

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