

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

4 EAMON WALK 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,000

Property type

House

Suburb

Williams Landing

Period-from

01 May 2023

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 15 OVERTON ROAD WILLIAMS LANDING VIC 3027 | \$695,000 | 02-Apr-24 |
| 34 HARTWOOD AVENUE WILLIAMS LANDING VIC 3027 | \$686,000 | 01-Apr-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: 13 May 2024



15 OVERTON ROAD WILLIAMS LANDING VIC 3027

 4  2  -

Sold Price **\$695,000** Sold Date **02-Apr-24**

Distance **0.8km**



34 HARTWOOD AVENUE WILLIAMS LANDING VIC 3027

 3  2  1

Sold Price **\$686,000** Sold Date **01-Apr-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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