

Comparable Sales

Final Preview

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 ROTHBURY PARKWAY 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

\$780,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jul 2023

to

30 Jun 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 PEMBRIDGE AVENUE WILLIAMS LANDING VIC 3027	\$800,000	04-Apr-24
22 SHOVELER CLOSE WILLIAMS LANDING VIC 3027	\$793,500	15-Jun-24
11 MALLARD CLOSE WILLIAMS LANDING VIC 3027	\$802,000	15-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: 10 July 2024

consumer.vic.gov.au

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15 PEMBRIDGE AVENUE WILLIAMS LANDING VIC 3027

Sold Price

\$800,000

Sold Date

04-Apr-24

4
 3
 2

Distance

0.15km



22 SHOVELER CLOSE WILLIAMS LANDING VIC 3027

Sold Price

\$793,500

Sold Date

15-Jun-24

3
 2
 2

Distance

0.24km



11 MALLARD CLOSE WILLIAMS LANDING VIC 3027

Sold Price

\$802,000

Sold Date

15-Jan-24

4
 2
 2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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