

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

5 POLLUX DRIVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

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

3 FLIGHT DRIVE WILLIAMS LANDING VIC 3027	\$920,000	03-Apr-24
25 QUADRANT APPROACH WILLIAMS LANDING VIC 3027	\$900,000	29-Feb-24
30 HAWKER STREET WILLIAMS LANDING VIC 3027	\$1,030,000	20-Nov-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: 02 May 2024



3 FLIGHT DRIVE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price

^{RS}

\$920,000

Sold Date

03-Apr-24

Distance

0.69km



25 QUADRANT APPROACH WILLIAMS LANDING VIC 3027

3 3 2

Sold Price

\$900,000

Sold Date

29-Feb-24

Distance

1.35km



30 HAWKER STREET WILLIAMS LANDING VIC 3027

4 2 2

Sold Price

\$1,030,000

Sold Date

20-Nov-23

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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