

## 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

52 BUSHLARK CRESCENT 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

or range  
between

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$433,750

Property type

Unit

Suburb

Williams Landing

Period-from

01 Sep 2022

to

31 Aug 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 TUMSTONE LANE WILLIAMS LANDING VIC 3027	\$565,000	01-Jul-23
5 TUMSTONE LANE WILLIAMS LANDING VIC 3027	\$532,000	01-May-23
1 TUMSTONE LANE WILLIAMS LANDING VIC 3027	\$638,000	13-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: 22 September 2023


**7 TUMSTONE LANE WILLIAMS LANDING VIC 3027**
 3  2  2
Sold Price **\$565,000** Sold Date **01-Jul-23**Distance **0.09km**
**5 TUMSTONE LANE WILLIAMS LANDING VIC 3027**
 3  2  2
Sold Price **\$532,000** Sold Date **01-May-23**Distance **0.09km**
**1 TUMSTONE LANE WILLIAMS LANDING VIC 3027**
 3  2  2
Sold Price **\$638,000** Sold Date **13-Jun-23**Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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