

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

7 AVIARY TERRACE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Williams Landing

Period-from

01 Oct 2022

to

30 Sep 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

4 GREENFINCH COURT WILLIAMS LANDING VIC 3027	\$800,000	06-May-23
16 BECKETT WAY WILLIAMS LANDING VIC 3027	\$790,000	19-Jul-23
26 QUADRANT APPROACH WILLIAMS LANDING VIC 3027	\$772,000	12-Jul-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: 16 October 2023



4 GREENFINCH COURT WILLIAMS LANDING VIC 3027

3 2 2

Sold Price

\$800,000

Sold Date **06-May-23**

Distance **0.59km**



16 BECKETT WAY WILLIAMS LANDING VIC 3027

4 2 2

Sold Price

\$790,000

Sold Date **19-Jul-23**

Distance **0.61km**



26 QUADRANT APPROACH WILLIAMS LANDING VIC 3027

4 2 2

Sold Price

\$772,000

Sold Date **12-Jul-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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