

## 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

8 NEWPORT AVENUE 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

\$1,150,000

&

\$1,200,000

### 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

33 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027	\$1,200,000	14-Oct-22
21 PENSHURST AVENUE WILLIAMS LANDING VIC 3027	\$1,130,000	23-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: 04 October 2023

**33 STONELEIGH CIRCUIT  
WILLIAMS LANDING VIC 3027**4  3  2 Sold Price **\$1,200,000** Sold Date **14-Oct-22**Distance **0.19km****21 PENSURST AVENUE WILLIAMS  
LANDING VIC 3027**4  3  2 Sold Price **\$1,130,000** Sold Date **23-Jun-23**Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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