

## 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 ROCKET ROAD 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

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$804,000

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

9 OPSUM WAY WILLIAMS LANDING VIC 3027	\$1,445,000	12-Mar-24
34 ROTHBURY PARKWAY WILLIAMS LANDING VIC 3027	\$1,475,000	14-Feb-24
3 BECKETT WAY WILLIAMS LANDING VIC 3027	\$1,430,000	14-Apr-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: 03 July 2024



**9 OPSUM WAY WILLIAMS LANDING VIC 3027**

3 3 2

Sold Price **\$1,445,000** Sold Date **12-Mar-24**

Distance **1.01km**



**34 ROTHBURY PARKWAY WILLIAMS LANDING VIC 3027**

5 5 2

Sold Price **\$1,475,000** Sold Date **14-Feb-24**

Distance **1.59km**



**3 BECKETT WAY WILLIAMS LANDING VIC 3027**

5 5 2

Sold Price **\$1,430,000** Sold Date **14-Apr-24**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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