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<br>Including suburb and postcode | 10 PACKER WAY 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 | $890,000 | & | $950,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $788,000 | Property type | House | Suburb | Williams Landing |
| Period-from | 01 Apr 2024 | to | 31 Mar 2025 | 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 PRIMUS ROAD WILLIAMS LANDING VIC 3027 | $920,000 | 06-Mar-25 |
| 14 CUMULUS STREET WILLIAMS LANDING VIC 3027 | $905,000 | 24-Mar-25 |
| 22 DELANEY BOULEVARD WILLIAMS LANDING VIC 3027 | $920,000 | 07-Jan-25 |

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: 30 April 2025

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**7 PRIMUS ROAD WILLIAMS LANDING VIC 3027**

4 2 2

Sold Price **$920,000** Sold Date **06-Mar-25**

Distance **0.2km**



**14 CUMULUS STREET WILLIAMS LANDING VIC 3027**

4 2 2

Sold Price **$905,000** Sold Date **24-Mar-25**

Distance **0.24km**



**22 DELANEY BOULEVARD WILLIAMS LANDING VIC 3027**

3 2 2

Sold Price **$920,000** Sold Date **07-Jan-25**

Distance **0.56km**

**RS** = Recent sale **UN** = Undisclosed Sale

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