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 | 22 DELANEY BOULEVARD 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 | $950,000 | & | $970,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $790,000 | Property type | House | Suburb | Williams Landing |
| Period-from | 01 Sep 2023 | to | 31 Aug 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 |
|---|---|---|
| 88 FOGARTY STREET WILLIAMS LANDING VIC 3027 | $928,000 | 19-Jun-24 |
| 83 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027 | $970,000 | 27-Aug-24 |
| 18 BANBURY STREET WILLIAMS LANDING VIC 3027 | $900,000 | 04-Jun-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: 12 September 2024

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**88 FOGARTY STREET WILLIAMS LANDING VIC 3027**

4 2 -

Sold Price **$928,000** Sold Date **19-Jun-24**

Distance **1.3km**

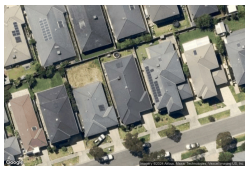


**83 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027**

4 2 2

Sold Price RS **$970,000** Sold Date **27-Aug-24**

Distance **1.3km**



**18 BANBURY STREET WILLIAMS LANDING VIC 3027**

4 2 2

Sold Price **$900,000** Sold Date **04-Jun-24**

Distance **0.65km**

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

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