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	6 BANBURY STREET 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	$865,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$806,000	Property type	House	Suburb	Williams Landing
Period-from	01 May 2023	to	30 Apr 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
7 CUMULUS STREET WILLIAMS LANDING VIC 3027	$870,000	13-Dec-23
68 URBAN DRIVE WILLIAMS LANDING VIC 3027	$887,500	09-Jan-24
10 CLARION AVENUE WILLIAMS LANDING VIC 3027	$900,000	11-Jan-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: 16 May 2024

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7 CUMULUS STREET WILLIAMS LANDING VIC 3027

4 2 -

Sold Price **$870,000** Sold Date **13-Dec-23**

Distance **0.49km**



68 URBAN DRIVE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **$887,500** Sold Date **09-Jan-24**

Distance **1.06km**



10 CLARION AVENUE WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **$900,000** Sold Date **11-Jan-24**

Distance **1.11km**

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

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