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	2 CLARION AVENUE 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	$1,150,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$789,000	Property type	House	Suburb	Williams Landing
Period-from	01 May 2024	to	30 Apr 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
22 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027	$1,175,800	17-Apr-25
10 MALDON STREET WILLIAMS LANDING VIC 3027	$1,220,000	28-Dec-24
56 SCRUBWREN DRIVE WILLIAMS LANDING VIC 3027	$1,171,000	16-Apr-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: 26 May 2025

Haresh Mutreja
M 0430 095 116
E Haresh.mutreja@hockingstuart.com

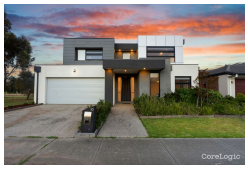


22 STONELEIGH CIRCUIT WILLIAMS LANDING VIC 3027

5 5 2

Sold Price RS $1,175,800 Sold Date 17-Apr-25

Distance 0.79km

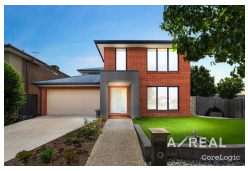


10 MALDON STREET WILLIAMS LANDING VIC 3027

4 4 -

Sold Price $1,220,000 Sold Date 28-Dec-24

Distance 0.42km



56 SCRUBWREN DRIVE WILLIAMS LANDING VIC 3027

5 4 2

Sold Price RS $1,171,000 UN Sold Date 16-Apr-25

Distance 0.92km

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

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