

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

24 Packer Way, Williams Landing Vic 3027

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$688,888

Median sale price

Median price \$741,500

Property Type House

Suburb Williams Landing

Period - From 01/10/2019

to 30/09/2020

Source REIV

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 six 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
1	3 Grackle Cr WILLIAMS LANDING 3027	\$700,000	08/10/2020
2	14 Kingsbridge Blvd WILLIAMS LANDING 3027	\$685,000	04/11/2020
3	18 Stoneleigh Cirt WILLIAMS LANDING 3027	\$670,000	24/11/2020

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 six months.~~

This Statement of Information was prepared on:

13/01/2021 15:01



Rooms: 6

Property Type: House

Land Size: 400 sqm approx

Agent Comments

Comparable Properties



3 Grackle Cr WILLIAMS LANDING 3027 (VG)

Agent Comments



Price: \$700,000

Method: Sale

Date: 08/10/2020

Property Type: House (Res)

Land Size: 465 sqm approx



14 Kingsbridge Blvd WILLIAMS LANDING 3027 (REI/VG)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 04/11/2020

Property Type: House

Land Size: 445 sqm approx

18 Stoneleigh Cirt WILLIAMS LANDING 3027 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 24/11/2020

Property Type: House (Res)

Land Size: 400 sqm approx