

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 26 Freedman Avenue, Williams Landing, VIC, 3027

Indicative selling price

Single price or range between \$650,000 & \$680,000

Median sale price

Median price \$660,000 *House Y *Unit Suburb Williams Landing

Period - From 01 April 2017 to 16 April 2018 Source CoreLogic

Comparable property sales

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
1. 26 Hawker Street, Williams Landing	\$755,000	21/10/2017
2. 41 Penshurst Avenue, Williams Landing	\$745,000	21/03/2018
3. 3 Spoonbill Close, Williams Landing	\$710,000	12/12/2017