

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 Quadrant Approach, Williams Landing Vic 3027

Indicative selling price

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

Range between \$800,000 & \$830,000

Median sale price

Median price \$690,000 Property Type House Suburb Williams Landing

Period - From 01/10/2018 to 30/09/2019 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 Pembridge Av WILLIAMS LANDING 3027	\$800,000	20/08/2019
2	6 Quadrant App WILLIAMS LANDING 3027	\$770,000	22/05/2019
3	16 Quadrant App WILLIAMS LANDING 3027	\$761,500	06/06/2019

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: 11/11/2019 08:40



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Property Type: Land
Land Size: 512 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$830,000
Median House Price
 Year ending September 2019: \$690,000

Comparable Properties

3 Pembridge Av WILLIAMS LANDING 3027 (VG) [Agent Comments](#)

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Price: \$800,000
Method: Sale
Date: 20/08/2019
Property Type: House (Res)
Land Size: 448 sqm approx



6 Quadrant App WILLIAMS LANDING 3027 (REI/VG) [Agent Comments](#)

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Price: \$770,000
Method: Private Sale
Date: 22/05/2019
Rooms: 1
Property Type: House
Land Size: 448 sqm approx



16 Quadrant App WILLIAMS LANDING 3027 (REI/VG) [Agent Comments](#)

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Price: \$761,500
Method: Private Sale
Date: 06/06/2019
Property Type: House
Land Size: 399 sqm approx