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 betweer	\$800,000		&		\$830,000					
Median sale p	rice									
Median price	\$690,000	Pro	operty Type	Hou	se		Suburb	Williams Landing		
Period - From	01/10/2018	to	30/09/2019		So	ource	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.

Ad	dress 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



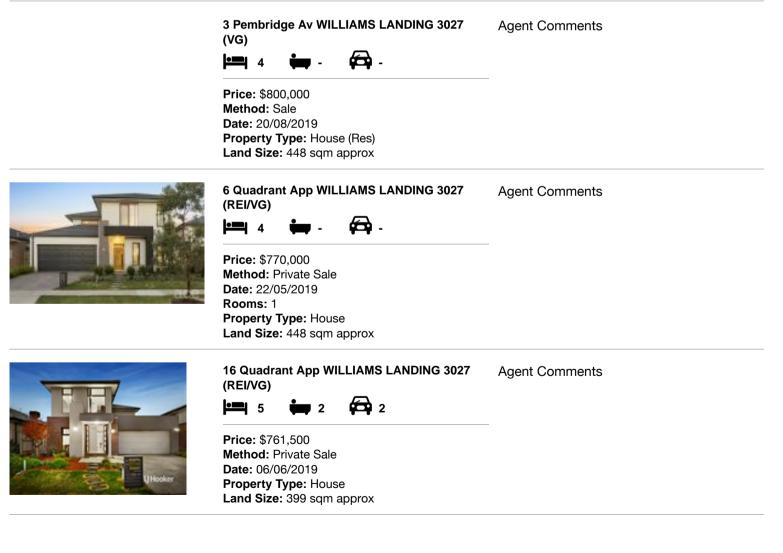
Lifein





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



Account - LifeIn Estate Agent Pty Ltd



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.