

## 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

27 AIRMAID DRIVE WILLIAMS LANDING VIC 3027

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Williams Landing

Period-from

01 Jul 2023

to

30 Jun 2024

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

4 EAMON WALK WILLIAMS LANDING VIC 3027	\$670,000	25-Jun-24
15 OVERTON ROAD WILLIAMS LANDING VIC 3027	\$695,000	02-Apr-24
19 DRACONIS LANE WILLIAMS LANDING VIC 3027	\$670,000	11-Jun-24

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: 10 July 2024



## 4 EAMON WALK WILLIAMS LANDING VIC 3027

3 2 2

Sold Price <sup>RS</sup> **\$670,000** Sold Date **25-Jun-24**

Distance **1.07km**



## 15 OVERTON ROAD WILLIAMS LANDING VIC 3027

4 2 -

Sold Price **\$695,000** Sold Date **02-Apr-24**

Distance **0.57km**



## 19 DRACONIS LANE WILLIAMS LANDING VIC 3027

3 2 2

Sold Price <sup>RS</sup> **\$670,000** Sold Date **11-Jun-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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