

## 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

7 GREENFINCH COURT 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

\$790,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Williams Landing

Period-from

01 Nov 2023

to

31 Oct 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 BUSHLARK CRESCENT WILLIAMS LANDING VIC 3027	\$855,000	22-Jun-24
30 BRONZEWING STREET WILLIAMS LANDING VIC 3027	\$781,500	03-Aug-24
25 FIELDWREN DRIVE WILLIAMS LANDING VIC 3027	\$913,000	17-May-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: 04 November 2024



**4 BUSHLARK CRESCENT WILLIAMS LANDING VIC 3027** Sold Price **\$855,000** Sold Date **22-Jun-24**

4 2 2

Distance **0.35km**



**30 BRONZEWING STREET WILLIAMS LANDING VIC 3027** Sold Price <sup>RS</sup> **\$781,500** Sold Date **03-Aug-24**

4 2 2

Distance **0.16km**



**25 FIELDWREN DRIVE WILLIAMS LANDING VIC 3027** Sold Price **\$913,000** Sold Date **17-May-24**

4 2 2

Distance **0.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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