Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	14 Almondberry Way, Williams Landing, VIC 3027

Indicative selling price

Single price		or range between	$730,000	$800,000

Median sale price

Median price	$664,800	*House	Y	*Unit		Suburb	Williams Landing
Period - From	01 Sept 2018	to	29 Sept 2019			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. 14 Greenfinch Court, Williams Landing	$800,000	03/06/2019
2. 15 Airmaid Dr, Williams Landing VIC 3027	$900,000	19/07/2019
3. 54 Urban Dr, Williams Landing VIC 3027	$780,000	15/07/2019