

## 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

23 Newhaven 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

\$790,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Williams Landing

Period-from

01 Oct 2019

to

30 Sep 2020

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

25 Simonson Way Williams Landing VIC 3027	\$865,000	31-Jul-20
12 Capella Crescent Williams Landing VIC 3027	\$850,000	30-Jun-20

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: 05 October 2020



**25 Simonson Way Williams Landing VIC 3027** Sold Price **\$865,000** Sold Date **31-Jul-20**

 4  2  2

Distance **0.69km**



**12 Capella Crescent Williams Landing VIC 3027** Sold Price **\$850,000** Sold Date **30-Jun-20**

 4  4  2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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