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 KINGSBRIDGE BOULEVARD WILLIAMS LANDING VIC 3027

Indicative selling price

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

~~Single Price~~		or range between	$1,090,000	&	$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,500	Property type	Land	Suburb	Williams Landing
Period-from	01 Jun 2021	to	31 May 2022	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
7 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027	$1,230,000	11-Nov-21
8 HARVEY STREET WILLIAMS LANDING VIC 3027	$1,155,000	02-Feb-22
35 BERINGTON DRIVE WILLIAMS LANDING VIC 3027	$1,200,000	09-May-22

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: 03 June 2022

Rental Altona
P 0437 334 142
M 93988400
E rental.altona@xynergy.com.au



7 WILLIAMS LANDING BOULEVARD WILLIAMS LANDING VIC 3027

5 3 2

Sold Price **$1,230,000** Sold Date **11-Nov-21**

Distance **-**

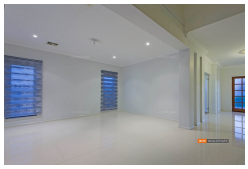


8 HARVEY STREET WILLIAMS LANDING VIC 3027

4 2 2

Sold Price **$1,155,000** Sold Date **02-Feb-22**

Distance **0.17km**



35 BERINGTON DRIVE WILLIAMS LANDING VIC 3027

4 4 2

Sold Price RS **$1,200,000** Sold Date **09-May-22**

Distance **-**

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

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