

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address 41 Penshurst Avenue, Williams Landing, VIC 3027

## Indicative selling price

Single price  or range between \$750,000 & \$800,000

## Median sale price

Median price \$616,000 \*House  \*Unit  Suburb Williams Landing

Period - From 01 Sept 2016 to 11 Sept 2017 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. 26 Rowan Avenue , Williams Landing	\$760,000	05/04/2017
2. 18 Delaney Boulevard, Williams Landing	\$758,000	16/06/2017
3. 4 Rowan Avenue, Williams Landing	\$775,000	29/06/2017