

LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

4 Opsum Way, Williams Landing

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$930,000

&

\$960,000

Median sale price

Median price

\$599,000

House



Unit



Suburb

Williams Landing

Period - From

July 2016

to

June 2017

Source

RP Data Core Logic

Comparable sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Comparable #1

Address	14 Macaloney Road, Williams Landing		
Sale Price	\$1,140,000	Date of Sale	22/03/2017

Comparable #2

Address	22 Rowan Avenue, Williams Landing		
Sale Price	\$980,000	Date of Sale	29/06/2017

Comparable #3

Address	3 Wildebrand Ave, Williams Landing		
Sale Price	\$945,000	Date of Sale	19/07/2017

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