

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 \$740,000 & \$760,000

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 Hawker Street , Williams Landing	\$755,000	25/11/2017
2. 18 Delaney Boulevard, Williams Landing	\$758,000	16/06/2017
3. 4 Gull Close, Williams Landing	\$720,000	25/10/2017