

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

301/1 CLARK STREET 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Williams Landing

Period-from

01 May 2023

to

30 Apr 2024

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

307/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$390,000	01-Nov-23
407/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$395,000	10-May-23
101/38 CLARK STREET WILLIAMS LANDING VIC 3027	\$400,000	03-Oct-23

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: 14 May 2024

Bobby Lakra
P 9395 8000
M 0417 519 316
E bobby@fnpc.com.au



307/1 CLARK STREET WILLIAMS LANDING VIC 3027

 2  1  1

Sold Price **\$390,000** Sold Date **01-Nov-23**

Distance **0km**



407/2 CLARK STREET WILLIAMS LANDING VIC 3027

 2  1  1

Sold Price **\$395,000** Sold Date **10-May-23**

Distance **0.08km**



101/38 CLARK STREET WILLIAMS LANDING VIC 3027

 2  1  1

Sold Price **\$400,000** Sold Date **03-Oct-23**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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