

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

302/2 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

\$455,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Feb 2023

to

31 Jan 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

6/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$400,000	04-Sep-23
4/27 POINT COOK ROAD ALTONA MEADOWS VIC 3028	\$502,000	08-Oct-23
105 WATERHAVEN BOULEVARD POINT COOK VIC 3030	\$495,000	08-Sep-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: 22 February 2024


6/1 CLARK STREET WILLIAMS LANDING VIC 3027
 2  2  1

 Sold Price **\$400,000** Sold Date **04-Sep-23**

 Distance **0.05km**

4/27 POINT COOK ROAD ALTONA MEADOWS VIC 3028
 2  2  1

 Sold Price **\$502,000** Sold Date **08-Oct-23**

 Distance **1.7km**

105 WATERHAVEN BOULEVARD POINT COOK VIC 3030
 2  2  1

 Sold Price **\$495,000** Sold Date **08-Sep-23**

 Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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