

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

306/1 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Williams Landing

Period-from

01 Dec 2022

to

30 Nov 2023

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

Address of comparable property	Price	Date of sale
207/115 OVERTON ROAD WILLIAMS LANDING VIC 3027	\$435,000	09-Aug-23

OR

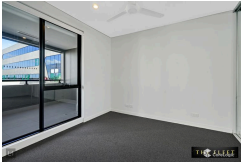
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 22 December 2023

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207/115 OVERTON ROAD
WILLIAMS LANDING VIC 3027

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Sold Price **\$435,000** Sold Date **09-Aug-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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