

## 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

312/2 CLARK STREET WILLIAMS LANDING VIC 3027

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$315,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$433,750

Property type

Unit

Suburb

Williams Landing

Period-from

01 Oct 2022

to

30 Sep 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

211/38 CLARK STREET WILLIAMS LANDING VIC 3027	\$340,000	10-Oct-23
204/38 CLARK STREET WILLIAMS LANDING VIC 3027	\$330,000	04-Jul-23
407/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$395,000	10-May-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: 19 October 2023

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**211/38 CLARK STREET WILLIAMS  
LANDING VIC 3027**

1 1 1

Sold Price

<sup>RS</sup> **\$340,000**

Sold Date

**10-Oct-23**

Distance

**0.15km**



**204/38 CLARK STREET WILLIAMS  
LANDING VIC 3027**

1 1 1

Sold Price

<sup>RS</sup> **\$330,000**

Sold Date

**04-Jul-23**

Distance

**0.15km**



**407/2 CLARK STREET WILLIAMS  
LANDING VIC 3027**

2 1 1

Sold Price

**\$395,000**

Sold Date

**10-May-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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