

## 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

8/1 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

\$399,000

&

\$419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,750

Property type

Unit

Suburb

Williams Landing

Period-from

01 Jan 2023

to

31 Dec 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

101/38 CLARK STREET WILLIAMS LANDING VIC 3027	\$400,000	07-Oct-23
307/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$390,000	01-Nov-23
6/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$400,000	04-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: 10 January 2024

**101/38 CLARK STREET WILLIAMS  
LANDING VIC 3027**

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Sold Price

<sup>RS</sup> **\$400,000**

Sold Date

**07-Oct-23**

Distance

**0.26km****307/1 CLARK STREET WILLIAMS  
LANDING VIC 3027**

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Sold Price

**\$390,000**

Sold Date

**01-Nov-23**

Distance

**0.01km****6/1 CLARK STREET WILLIAMS  
LANDING VIC 3027**

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Sold Price

**\$400,000**

Sold Date

**04-Sep-23**

Distance

**0.04km****RS** = Recent sale**UN** = Undisclosed Sale

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