

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

103/1 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Apr 2021

to

31 Mar 2022

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

204/115 OVERTON ROAD WILLIAMS LANDING VIC 3027	\$425,000	04-Apr-22
301/30 CLARK STREET WILLIAMS LANDING VIC 3027	\$440,000	27-Jan-22

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: 06 April 2022

**204/115 OVERTON ROAD
WILLIAMS LANDING VIC 3027**

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Sold Price

RS

\$425,000

Sold Date

04-Apr-22

Distance

0.08km**301/30 CLARK STREET WILLIAMS
LANDING VIC 3027**

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Sold Price

\$440,000

Sold Date

27-Jan-22

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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