

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

309/115 OVERTON ROAD 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

\$369,000

&

\$399,000

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

410/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$375,000	04-Oct-21
109/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$385,000	01-Apr-22
8A HANWORTH AVENUE WILLIAMS LANDING VIC 3027	\$425,000	23-Mar-21

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: 05 April 2022



**410/2 CLARK STREET WILLIAMS
LANDING VIC 3027**

2 1 1

Sold Price **\$375,000** Sold Date **04-Oct-21**

Distance -



**109/1 CLARK STREET WILLIAMS
LANDING VIC 3027**

2 1 1

Sold Price ^{RS} **\$385,000** Sold Date **01-Apr-22**

Distance **0.08km**



**8A HANWORTH AVENUE
WILLIAMS LANDING VIC 3027**

2 1 1

Sold Price **\$425,000** Sold Date **23-Mar-21**

Distance -



**9/1 CLARK STREET WILLIAMS
LANDING VIC 3027**

2 2 1

Sold Price **\$450,000** Sold Date **25-May-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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