

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$400,000

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**
 2
  1
  1

Sold Price

^{RS}
\$400,000

Sold Date

07-Oct-23

Distance

0.26km

**307/1 CLARK STREET WILLIAMS
LANDING VIC 3027**
 2
  1
  1

Sold Price

\$390,000

Sold Date

01-Nov-23

Distance

0.01km

**6/1 CLARK STREET WILLIAMS
LANDING VIC 3027**
 2
  2
  1

Sold Price

\$400,000

Sold Date

04-Sep-23

Distance

0.04km
RS = Recent sale

UN = Undisclosed Sale

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