

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

104/2 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Dec 2023

to

30 Nov 2024

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

302/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$440,000	16-Sep-24
405/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$422,000	25-Jul-24

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: 17 December 2024

**302/2 CLARK STREET WILLIAMS
LANDING VIC 3027**

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Sold Price **\$440,000** Sold Date **16-Sep-24**Distance **0km****405/2 CLARK STREET WILLIAMS
LANDING VIC 3027**

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Sold Price **\$422,000** Sold Date **25-Jul-24**Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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