

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

408/38 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

\$399,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Apr 2024

to

31 Mar 2025

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

103/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$410,000	04-Oct-24
204/115 OVERTON ROAD WILLIAMS LANDING VIC 3027	\$405,000	17-Jul-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: 07 April 2025



103/1 CLARK STREET WILLIAMS LANDING VIC 3027

2 2 1

Sold Price **\$410,000** Sold Date **04-Oct-24**

Distance **0.24km**



204/115 OVERTON ROAD WILLIAMS LANDING VIC 3027

2 2 1

Sold Price **\$405,000** Sold Date **17-Jul-24**

Distance **0.14km**



405/2 CLARK STREET WILLIAMS LANDING VIC 3027

2 2 1

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

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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