

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

211/38 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Williams Landing

Period-from

01 Sep 2022

to

31 Aug 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

204/38 CLARK STREET WILLIAMS LANDING VIC 3027	\$330,000	04-Jul-23
412/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$300,000	05-Apr-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: 06 September 2023



**204/38 CLARK STREET WILLIAMS
LANDING VIC 3027**

1 1 1

Sold Price

^{RS} **\$330,000**

Sold Date

04-Jul-23

Distance

0km



**412/2 CLARK STREET WILLIAMS
LANDING VIC 3027**

1 1 1

Sold Price

\$300,000

Sold Date

05-Apr-23

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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