

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

205/115 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Williams Landing

Period-from

01 Sep 2021

to

31 Aug 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

204/115 OVERTON ROAD WILLIAMS LANDING VIC 3027	\$425,000	24-Mar-22
302/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$425,000	29-Aug-22
9/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$450,000	25-May-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: 04 September 2022


**204/115 OVERTON ROAD
WILLIAMS LANDING VIC 3027**

 2
  2
  1

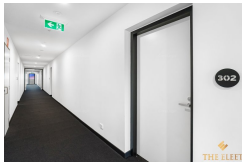
Sold Price

\$425,000

Sold Date

24-Mar-22

Distance

0km

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

 2
  2
  1

Sold Price

^{RS} **\$425,000**

Sold Date

29-Aug-22

Distance

0km

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

 2
  2
  1

Sold Price

\$450,000

Sold Date

25-May-21

Distance

0.08km
RS = Recent sale

UN = Undisclosed Sale

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