

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

206/115 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

\$319,000

&

\$349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,250

Property type

Unit

Suburb

Williams Landing

Period-from

01 Apr 2023

to

31 Mar 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

307/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$390,000	01-Nov-23
312/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$320,000	29-Jan-24
202/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$425,000	11-Jan-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: 30 April 2024



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

2 1 1

Sold Price **\$390,000** Sold Date **01-Nov-23**

Distance **0.08km**



**312/2 CLARK STREET WILLIAMS
LANDING VIC 3027**

3 1 -

Sold Price **\$320,000** Sold Date **29-Jan-24**

Distance **0km**



**202/1 CLARK STREET WILLIAMS
LANDING VIC 3027**

2 2 1

Sold Price **\$425,000** Sold Date **11-Jan-24**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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