

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

401/115 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Jan 2022

to

31 Dec 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

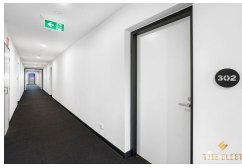
Date of sale

302/2 CLARK STREET WILLIAMS LANDING VIC 3027	\$425,000	26-Jul-22
115/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$420,000	16-Aug-22
106/115 OVERTON ROAD WILLIAMS LANDING VIC 3027	\$420,000	20-Oct-22

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: 23 January 2023


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

 2
  2
  1

Sold Price

\$425,000

Sold Date

26-Jul-22

Distance

0km

**115/1 CLARK STREET WILLIAMS
LANDING VIC 3027**

 2
  2
  1

Sold Price

\$420,000

Sold Date

16-Aug-22

Distance

0.08km

**106/115 OVERTON ROAD
WILLIAMS LANDING VIC 3027**

 2
  2
  1

Sold Price

^{RS} **\$420,000**

Sold Date

20-Oct-22

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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