

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

114/1 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,000

Property type

Unit

Suburb

Williams Landing

Period-from

01 Dec 2021

to

30 Nov 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

105/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$390,000	04-Aug-22
115/1 CLARK STREET WILLIAMS LANDING VIC 3027	\$420,000	16-Aug-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: 12 December 2022

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**105/1 CLARK STREET WILLIAMS
LANDING VIC 3027**
 2  1  1

Sold Price

\$390,000

Sold Date **04-Aug-22**

Distance

0km

**115/1 CLARK STREET WILLIAMS
LANDING VIC 3027**
 2  2  1

Sold Price

\$420,000

Sold Date **16-Aug-22**

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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