

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 26 Hartwood Avenue, Williams Landing Vic 3027

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$695,000 & \$745,000

Median sale price

Median price \$800,000 Property Type House Suburb Williams Landing

Period - From 01/10/2022 to 30/09/2023 Source REIV

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 six 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
1	12 William Mcpherson Cr SEABROOK 3028	\$738,000	12/12/2023
2	24 Lincoln Park Cl POINT COOK 3030	\$720,000	13/07/2023
3	9 John August Wlk SEABROOK 3028	\$715,000	07/08/2023

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 six months.~~

This Statement of Information was prepared on: 09/01/2024 13:38



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$695,000 - \$745,000

Median House Price

Year ending September 2023: \$800,000

Comparable Properties



12 William Mcpherson Cr SEABROOK 3028 (REI)

Agent Comments

 3  2  2

Price: \$738,000

Method: Private Sale

Date: 12/12/2023

Property Type: House



24 Lincoln Park Ct POINT COOK 3030 (REI/VG) Agent Comments

 3  2  2

Price: \$720,000

Method: Private Sale

Date: 13/07/2023

Property Type: House

Land Size: 384 sqm approx



9 John August Wlk SEABROOK 3028 (REI/VG) Agent Comments

 3  2  2

Price: \$715,000

Method: Private Sale

Date: 07/08/2023

Property Type: House

Land Size: 472 sqm approx

Account - Gem Realty