## 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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$695,000		&		\$745,000			
Median sale p	rice							
Median price	\$800,000	Pro	operty Type	Hou	se		Suburb	Williams Landing
Period - From	01/10/2022	to	30/09/2023	;	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12 William Mcpherson Cr SEABROOK 3028	\$738,000	12/12/2023
2	24 Lincoln Park CI POINT COOK 3030	\$720,000	13/07/2023
3	9 John August WIk 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









**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 Agent Comments (REI)



Price: \$738,000 Method: Private Sale Date: 12/12/2023 Property Type: House



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



Price: \$720,000 Method: Private Sale Date: 13/07/2023 Property Type: House Land Size: 384 sqm approx



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



Price: \$715,000 Method: Private Sale Date: 07/08/2023 Property Type: House Land Size: 472 sqm approx

#### Account - Gem Realty



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