

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 43 Willana Avenue, Hamlyn Heights Vic 3215
Including suburb or locality and postcode

Indicative selling price

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

Range between \$679,000 & \$729,000

Median sale price

Median price \$650,000 Property Type Townhouse Suburb Hamlyn Heights

Period - From 10/08/2022 to 09/08/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	1/26 Waymouth St HAMLYN HEIGHTS 3215	\$750,000	21/07/2022
2	5/8 Griffen St HAMLYN HEIGHTS 3215	\$685,000	24/04/2023
3	1/18 Maple Cr BELL PARK 3215	\$650,000	14/04/2022

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10/08/2023 12:15



Property Type: House (Res)

Land Size: 165 sqm approx

Agent Comments

Comparable Properties



1/26 Wymouth St HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 21/07/2022

Property Type: Townhouse (Single)

5/8 Griffen St HAMLYN HEIGHTS 3215 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 24/04/2023

Property Type: Flat/Unit/Apartment (Res)

1/18 Maple Cr BELL PARK 3215 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 14/04/2022

Property Type: Flat/Unit/Apartment (Res)