### 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 Including suburb or locality and postcode

43 Willana Avenue, Hamlyn Heights Vic 3215

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$679,000		&		\$729,000	D			
Median sale price									
Median price	\$650,000	Pro	operty Type	Том	nhouse		Suburb	Hamlyn Heights	
Period - From	10/08/2022	to	09/08/2023	5	So	ource	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.

Ade	dress 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



# Harcourts





**Property Type:** House (Res) **Land Size:** 165 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$679,000 - \$729,000 Median Townhouse Price 10/08/2022 - 09/08/2023: \$650,000

## **Comparable Properties**



1/26 Waymouth St HAMLYN HEIGHTS 3215 (REI/VG) 4 2 -

Price: \$750,000 Method: Private Sale Date: 21/07/2022 Property Type: Townhouse (Single)

5/8 Griffen St HAMLYN HEIGHTS 3215 (VG)



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

Agent Comments

Agent Comments



Price: \$650,000 Method: Sale Date: 14/04/2022 Property Type: Flat/Unit/Apartment (Res)

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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