

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 and
postcode

3 WILLANA AVENUE HAMLYN HEIGHTS VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hamlyn Heights

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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

33 VISTULA AVENUE BELL PARK VIC 3215	\$510,000	12-Apr-23
17 LITTLE AVENUE HAMLYN HEIGHTS VIC 3215	\$600,000	14-Jan-23
46 WALSGOTT STREET NORTH GEELONG VIC 3215	\$525,000	18-Jan-23

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: 02 June 2023



33 VISTULA AVENUE BELL PARK VIC 3215

Sold Price

^{RS} **\$510,000** ^{UN}

Sold Date

12-Apr-23

3

1

5

Distance

0.83km



17 LITTLE AVENUE HAMLYN HEIGHTS VIC 3215

Sold Price

\$600,000

Sold Date

14-Jan-23

2

1

1

Distance

0.37km



46 WALSGOTT STREET NORTH GEELONG VIC 3215

Sold Price

\$525,000

Sold Date

18-Jan-23

3

1

1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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