

# 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

37b Willana Avenue, Hamlyn Heights Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$659,000 & \$715,000

### Median sale price

Median price \$576,500 Property Type Townhouse Suburb Hamlyn Heights

Period - From 01/12/2020 to 30/11/2021 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	37b Lily St HAMLYN HEIGHTS 3215	\$790,000	19/11/2021
2	27b Hamlyn Av HAMLYN HEIGHTS 3215	\$640,000	27/10/2021
3	11a Belcher St HAMLYN HEIGHTS 3215	\$640,000	25/11/2021

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:

01/12/2021 18:33

37b Willana Avenue, Hamlyn Heights Vic 3215

# Harcourts

Shane King

5278 7011

0411 141 463

shane.king@harcourts.com.au

**Indicative Selling Price**

\$659,000 - \$715,000

**Median Townhouse Price**

01/12/2020 - 30/11/2021: \$576,500



3 2 2

**Property Type:** House (Res)

**Land Size:** 374 sqm approx

Agent Comments

## Comparable Properties



**37b Lily St HAMLYN HEIGHTS 3215**

Agent Comments

3 2 2

**Price:** \$790,000

**Method:** Sold Before Auction

**Date:** 19/11/2021

**Property Type:** House (Res)

**Land Size:**



**27b Hamlyn Av HAMLYN HEIGHTS 3215**

Agent Comments

3 2 1

**Price:** \$640,000

**Method:** Sold Before Auction

**Date:** 27/10/2021

**Property Type:** Townhouse (Res)

**Land Size:** 285 sqm approx



**11a Belcher St HAMLYN HEIGHTS 3215**

Agent Comments

3 2 1

**Price:** \$640,000

**Method:** Sale

**Date:** 25/11/2021

**Property Type:** House (Res)

**Land Size:** 374 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.