

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$649,000

&

\$699,000

### Median sale price

Median price

\$702,500

Property Type

Townhouse

Suburb

Hamlyn Heights

Period - From

04/10/2022

to

03/10/2023

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	12a Vines Rd HAMLYN HEIGHTS 3215	\$650,000	15/06/2023
2	2a Azilemot Av HERNE HILL 3218	\$650,000	26/03/2023
3	1B Grace Ct HERNE HILL 3218	\$645,000	26/10/2022

**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:

04/10/2023 10:05



4 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**12a Vines Rd HAMLYN HEIGHTS 3215 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 15/06/2023

**Property Type:** Townhouse (Single)

**Land Size:** 321 sqm approx



**2a Azilemot Av HERNE HILL 3218 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 26/03/2023

**Property Type:** Townhouse (Single)

**Land Size:** 300 sqm approx



**1B Grace Ct HERNE HILL 3218 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$645,000

**Method:** Private Sale

**Date:** 26/10/2022

**Property Type:** Townhouse (Single)

**Land Size:** 328 sqm approx