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Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

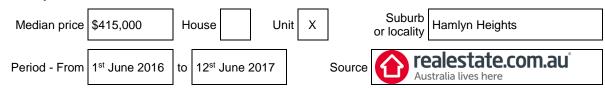
Address Including suburb or locality and postcode

Unit 1 Willana Street, Hamlyn Heights VIC 3215

### Indicative selling price

Single price/range \$479,000 - \$519,000

#### Median sale price



### **Comparable property sales**

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
18B Drysdale Avenue, Hamlyn Heights VIC 3215	\$495,000	4 <sup>th</sup> May 2017
26B Willana Avenue, Hamlyn Heights VIC 3215	\$440,000	14 <sup>th</sup> December 2016
2/4 Belcher Street, Hamlyn Heights VIC 3215	\$434,500	19 <sup>th</sup> August 2016

