

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

Median price \$415,000

House

Unit X

Suburb
or locality

Hamlyn Heights

Period - From 1st June 2016 to 12th June 2017

Source



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