

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

3/5 Woorayl Street, Hamlyn Heights, VIC 3215

Indicative selling price

Single Price or Range between

\$480,000 - \$520,000












For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median Price \$455,000	Property Type Unit	Suburb HAMLYN HEIGHTS
Period From 15/05/2018	Period To 15/11/2019	Source Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	1/48 VINES ROAD HAMLYN HEIGHTS Price \$518,000 Date of Sale 18/10/2019 Land 349 sqm	3  2  2 
	121 VINES ROAD HAMLYN HEIGHTS Price \$495,000 Date of Sale 24/09/2019 Land 246 sqm	3  2  1 
	2/28 WILLANA AVENUE HAMLYN HEIGHTS Price \$527,500 Date of Sale 13/09/2019 Land 199 sqm	3  2  2 