

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

4 Palm Court, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between \$745,000

&

\$800,000

Median sale price

Median price \$625,000

Property Type House

Suburb Hamlyn Heights

Period - From 01/10/2020

to 31/12/2020

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	21 Mossgiel Ct HAMLYN HEIGHTS 3215	\$805,000	15/10/2020
2	13 Parkland Dr HAMLYN HEIGHTS 3215	\$775,000	27/03/2021
3	7 Sladen St HAMLYN HEIGHTS 3215	\$800,000	09/03/2021

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:

13/04/2021 10:30



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Property Type: House (Previously Occupied - Detached)

Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price

\$745,000 - \$800,000

Median House Price

December quarter 2020: \$625,000

Comparable Properties

21 Mossgiel Ct HAMLYN HEIGHTS 3215 (VG)

Agent Comments

4 - -

Price: \$805,000

Method: Sale

Date: 15/10/2020

Property Type: House (Res)

Land Size: 663 sqm approx

13 Parkland Dr HAMLYN HEIGHTS 3215 (REI)

Agent Comments

4 2 3

Price: \$775,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 707 sqm approx

7 Sladen St HAMLYN HEIGHTS 3215 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 09/03/2021

Property Type: House (Res)

Land Size: 635 sqm approx