

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

156 Ballarat Road, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between \$435,000 & \$475,000

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	161 Vines Rd HAMLYN HEIGHTS 3215	\$485,000	09/10/2020
2	26 Weeroona Av HAMLYN HEIGHTS 3215	\$484,000	01/05/2020
3	61 Hamlyn Av HAMLYN HEIGHTS 3215	\$425,000	14/12/2020

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:

14/03/2021 00:25



Property Type: House (Previously Occupied - Detached)

Land Size: 733 sqm approx

Agent Comments

Comparable Properties



161 Vines Rd HAMLYN HEIGHTS 3215 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 09/10/2020

Property Type: House (Res)

Land Size: 595 sqm approx

26 Weeroona Av HAMLYN HEIGHTS 3215 (VG)

Agent Comments



Price: \$484,000

Method: Sale

Date: 01/05/2020

Property Type: House (Res)

Land Size: 731 sqm approx



61 Hamlyn Av HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 14/12/2020

Property Type: House

Land Size: 610 sqm approx