

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 3 Quamby Avenue, HAMLYN HEIGHTS 3215

Indicative selling price

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

Range \$439,000 - \$489,000

Median sale price

Median **House** for **HAMLYN HEIGHTS** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$530,000

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 the most comparable to the property for sale.

74 Ballarat Road,
Hamlyn Heights 3215

Price \$467,500 Sold 20 July
2019

74 Calvert Street,
Hamlyn Heights 3215

Price \$460,000 Sold 20 July
2019

1/25 Willana Avenue,
Hamlyn Heights 3215

Price \$475,000 Sold 21
August 2019

This Statement of Information was prepared on 31st Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

2 beds

1 baths

2 parking

**Team 3219 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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