

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

18 Heather Street, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between

\$550,000

&

\$600,000

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	139 Vines Rd HAMLYN HEIGHTS 3215	\$622,500	16/10/2020
2	24 Griffen St HAMLYN HEIGHTS 3215	\$575,000	11/07/2020
3	2 Heather St HAMLYN HEIGHTS 3215	\$555,000	13/08/2020

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:

08/02/2021 10:37

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

December quarter 2020: \$625,000



Property Type: House (Previously Occupied - Detached)

Land Size: 735 sqm approx

Agent Comments

Comparable Properties

139 Vines Rd HAMLYN HEIGHTS 3215 (VG)

Agent Comments



Price: \$622,500

Method: Sale

Date: 16/10/2020

Property Type: House (Res)

Land Size: 724 sqm approx



24 Griffen St HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 11/07/2020

Rooms: 4

Property Type: House (Res)

Land Size: 766 sqm approx

2 Heather St HAMLYN HEIGHTS 3215 (VG)

Agent Comments



Price: \$555,000

Method: Sale

Date: 13/08/2020

Property Type: House (Res)

Land Size: 650 sqm approx