# 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 and postcode

Period-from

1/19 LANGIBANOOL AVENUE HAMLYN HEIGHTS VIC 3215

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Median sale price   (*Delete house or unit as applicable)   Median Price \$717,500 Property type House Suburb Hamlyn Heights | Single Price |           | or range<br>between | \$880,000 | &      | \$960,000      |
|--|--------------|-----------|---------------------|-----------|--------|----------------|
| Median Price \$717,500 Property type House Suburb Hamlyn Heights   | •            | plicable) |                     |           |        |                |
|  | Median Price | \$717,500 | Property type       | House     | Suburb | Hamlyn Heights |

31 Oct 2024

#### Comparable property sales (\*Delete A or B below as applicable)

01 Nov 2023

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.

to

| Address of comparable property                | Price       | Date of sale |
|---|-------------|--------------|
| 19 LANGIBANOOL AVENUE HAMLYN HEIGHTS VIC 3215 | \$837,500   | 30-Sep-24    |
| 2/263 CHURCH STREET HERNE HILL VIC 3218       | \$760,000   | 10-Jul-24    |
| 24A BAYVIEW PARADE HAMLYN HEIGHTS VIC 3215    | \$1,005,000 | 20-Aug-24    |

#### 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: 19 November 2024

Source



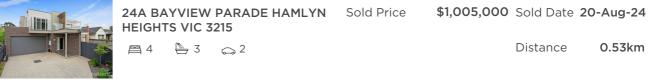
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<sup>RS</sup>\$837,500 Sold Date 30-Sep-24 Sold Price **19 LANGIBANOOL AVENUE** HAMLYN HEIGHTS VIC 3215 Distance 0km 2 昌 3 2 2/263 CHURCH STREET HERNE Sold Price \$760,000 Sold Date 10-Jul-24 HILL VIC 3218 Distance 0.24km 昌 3 2 🖨 ్ల 2



RS = Recent sale UN = Undisclosed Sale

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