

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

1/19 LANGIBANOOOL 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)

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

House

Suburb

Hamlyn Heights

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

19 LANGIBANOOOL 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



**19 LANGIBANOO AVENUE
HAMLYN HEIGHTS VIC 3215**

 3  2  2

Sold Price

^{RS}

\$837,500

Sold Date

30-Sep-24

Distance

0km



**2/263 CHURCH STREET HERNE
HILL VIC 3218**

 3  2  2

Sold Price

\$760,000

Sold Date

10-Jul-24

Distance

0.24km



**24A BAYVIEW PARADE HAMLYN
HEIGHTS VIC 3215**

 4  3  2

Sold Price

\$1,005,000

Sold Date

20-Aug-24

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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