

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

5/3 Kinnordy Court, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between \$265,000 & \$285,000

Median sale price

Median price \$627,250 Property Type Unit Suburb Hamlyn Heights

Period - From 01/01/2022 to 31/12/2022 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	3/47 Sladen St HAMLYN HEIGHTS 3215	\$325,000	25/11/2022
2	1/3 Kinnordy Ct HAMLYN HEIGHTS 3215	\$265,000	03/03/2023
3	2/1 Kinnordy Ct HAMLYN HEIGHTS 3215	\$235,000	25/01/2023

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:

11/04/2023 11:49

5/3 Kinnordy Court, Hamlyn Heights Vic 3215

Harcourts

Shane King

5278 7011

0411 141 463

shane.king@harcourts.com.au

Indicative Selling Price

\$265,000 - \$285,000

Median Unit Price

Year ending December 2022: \$627,250



1 1 1

Rooms: 2

Property Type: Unit

Agent Comments

Comparable Properties



3/47 Sladen St HAMLYN HEIGHTS 3215
(REI/VG)

Agent Comments

1 1 1

Price: \$325,000

Method: Private Sale

Date: 25/11/2022

Property Type: Unit



1/3 Kinnordy Ct HAMLYN HEIGHTS 3215
(REI/VG)

Agent Comments

1 1 1

Price: \$265,000

Method: Private Sale

Date: 03/03/2023

Property Type: Unit



2/1 Kinnordy Ct HAMLYN HEIGHTS 3215
(REI/VG)

Agent Comments

1 1 -

Price: \$235,000

Method: Private Sale

Date: 25/01/2023

Property Type: Unit

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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