

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 44 Katoomba Court, HAMLYN HEIGHTS 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$540,000 - \$580,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$535,000**

### 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.

**61 Drysdale Avenue,**  
Hamlyn Heights 3215

**Price \$620,000** Sold 27  
October 2018

**1 Moulamien Court,**  
Hamlyn Heights 3215

**Price \$530,000** Sold 01  
March 2019

**35 Tahara Street,**  
Hamlyn Heights 3215

**Price \$570,000** Sold 14  
February 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

4 beds

2 baths

2 parking

#### Prime Real Estate

47 Ryrie Street,  
Geelong VIC 3220

#### Contact agents



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