

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

104 Ballarat Road 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Hamlyn Heights

Period-from

01 Jun 2019

to

31 May 2020

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

123 Ballarat Road Bell Park VIC 3215	\$430,000	10-Jun-20
4 Montgomery Avenue Hamlyn Heights VIC 3215	\$503,000	09-Apr-20
7 Evelyn Street Manifold Heights VIC 3218	\$497,000	01-Jul-19

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: 18 June 2020



123 Ballarat Road Bell Park VIC 3215 Sold Price ^{RS} **\$430,000** ^{UN} Sold Date **10-Jun-20**

2 1 1

Distance **0.19km**



4 Montgomery Avenue Hamlyn Heights VIC 3215 Sold Price **\$503,000** Sold Date **09-Apr-20**

2 1 1

Distance **0.29km**



7 Evelyn Street Manifold Heights VIC 3218 Sold Price **\$497,000** Sold Date **01-Jul-19**

3 1 1

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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