

# 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

32 Quamby Avenue, Hamlyn Heights Vic 3215

### Indicative selling price

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

Range between

\$670,000

&

\$735,000

### Median sale price

Median price

\$770,000

Property Type

House

Suburb

Hamlyn Heights

Period - From

26/09/2021

to

25/09/2022

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	94 Sladen St HAMLYN HEIGHTS 3215	\$725,000	28/05/2022
2	33 Vines Rd HAMLYN HEIGHTS 3215	\$710,000	04/06/2022
3	47 Chaucer St HAMLYN HEIGHTS 3215	\$705,000	06/09/2022

**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:

25/10/2022 11:58



3 1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 674 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$670,000 - \$735,000

**Median House Price**

26/09/2021 - 25/09/2022: \$770,000

## Comparable Properties

**94 Sladen St HAMLYN HEIGHTS 3215 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 28/05/2022

**Property Type:** House (Res)

**Land Size:** 602 sqm approx

**33 Vines Rd HAMLYN HEIGHTS 3215 (VG)** **Agent Comments**

3 - -

**Price:** \$710,000

**Method:** Sale

**Date:** 04/06/2022

**Property Type:** House (Res)

**Land Size:** 679 sqm approx



**47 Chaucer St HAMLYN HEIGHTS 3215 (REI)** **Agent Comments**

3 1 2

**Price:** \$705,000

**Method:** Private Sale

**Date:** 06/09/2022

**Property Type:** House

**Land Size:** 552 sqm approx