

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

9 Griffen Street, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between

\$799,000

&

\$869,000

Median sale price

Median price

\$729,000

Property Type

House

Suburb

Hamlyn Heights

Period - From

01/04/2021

to

31/03/2022

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	64 Tahara St, Hamlyn Heights, Vic 3215, Australia	\$915,000	26/03/2022
2	10 Gladstone St, Hamlyn Heights, Vic 3215, Australia	\$915,000	06/11/2021
3	42 Stoddart St, Hamlyn Heights, Vic 3215, Australia	\$955,000	18/09/2021

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:

01/04/2022 12:05



 3  1  1

Property Type: House (Previously Occupied - Detached)

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties

64 Tahara St, Hamlyn Heights, Vic 3215, Australia (REI)

Agent Comments

 3  2  2

Price: \$915,000

Method:

Date: 26/03/2022

Property Type: House

10 Gladstone St, Hamlyn Heights, Vic 3215, Australia (REI)

Agent Comments

 4  2  1

Price: \$915,000

Method:

Date: 06/11/2021

Property Type: House

42 Stoddart St, Hamlyn Heights, Vic 3215, Australia (REI)

Agent Comments

 3  2  3

Price: \$955,000

Method:

Date: 18/09/2021

Property Type: House