

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

3/123 Vines Road, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between \$589,000 & \$645,000

Median sale price

Median price \$628,000 Property Type Unit Suburb Hamlyn Heights

Period - From 02/02/2022 to 01/02/2023 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	2/15 Shannon Av HAMLYN HEIGHTS 3215	\$632,750	02/08/2022
2	4/83-85 Drysdale Av HAMLYN HEIGHTS 3215	\$628,000	16/06/2022
3	104 Jedda St BELL POST HILL 3215	\$615,000	15/07/2022

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:

02/02/2023 12:36

3/123 Vines Road, Hamlyn Heights Vic 3215

Harcourts

Nick De Stefano
5278 7011

0431 230 124

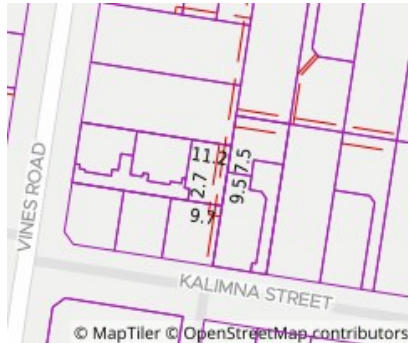
nick.destefano@harcourts.com.au

Indicative Selling Price

\$589,000 - \$645,000

Median Unit Price

02/02/2022 - 01/02/2023: \$628,000



Property Type:

Agent Comments

Comparable Properties



2/15 Shannon Av HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$632,750

Method: Private Sale

Date: 02/08/2022

Property Type: Unit



4/83-85 Drysdale Av HAMLYN HEIGHTS 3215 (REI)

Agent Comments



Price: \$628,000

Method: Private Sale

Date: 16/06/2022

Property Type: Unit

Land Size: 301 sqm approx



104 Jedda St BELL POST HILL 3215 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 15/07/2022

Property Type: Townhouse (Single)

Land Size: 226 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.