



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/1 Marathon Ave, HAMLYN HEIGHTS 3215

House  
2 beds 1 baths 1 parking

### Indicative selling price

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

**Range \$429,000 - \$459,000**

### Median sale price

Median **House** for **HAMLYN HEIGHTS** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$407,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/64 Sladen St,**  
Hamlyn Heights 3215

**Price \$469,000** Sold 14  
September 2018

**1/90 Vines Rd,**  
Hamlyn Heights 3215

**Price \$442,000** Sold 29 June  
2018

**1/112 Vines Rd,**  
Hamlyn Heights 3215

**Price \$430,000** Sold 28 April  
2018

### 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.

### Team 3216 Pty Ltd t/as Hayeswinckle Agent

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### Contact agents



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