

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

29 June Avenue 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Hamlyn Heights

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/42 Glenfine Avenue Hamlyn Heights VIC 3215	\$535,000	01-Aug-19
21 Hamlyn Avenue Hamlyn Heights VIC 3215	\$525,000	17-Jun-19
9 Sheridan Street Hamlyn Heights VIC 3215	\$450,000	18-May-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: 27 November 2019



2/42 Glenfine Avenue Hamlyn Heights VIC 3215

3 2 2

Sold Price

\$535,000

Sold Date

01-Aug-19

Distance

0.09km



21 Hamlyn Avenue Hamlyn Heights VIC 3215

4 1 1

Sold Price

\$525,000

Sold Date

17-Jun-19

Distance

0.11km



9 Sheridan Street Hamlyn Heights VIC 3215

2 1 1

Sold Price

\$450,000

Sold Date

18-May-19

Distance

0.22km



37 Drysdale Avenue Hamlyn Heights VIC 3215

3 1 2

Sold Price

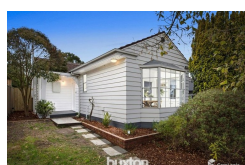
\$660,000

Sold Date

10-Aug-19

Distance

0.27km



310 Church Street Hamlyn Heights VIC 3215

3 1 3

Sold Price

\$550,000

Sold Date

26-Jul-19

Distance

0.28km



302 Church Street Hamlyn Heights VIC 3215

3 2 3

Sold Price

\$505,000

Sold Date

06-Sep-19

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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43 Sladen Street Hamlyn Heights VIC 3215

3 1 2

Sold Price

\$477,500

Sold Date

02-Aug-19

Distance

0.31km



294 Church Street Hamlyn Heights VIC 3215

3 1 2

Sold Price

\$436,000

Sold Date

11-Jul-19

Distance

0.33km



17 Vines Road Hamlyn Heights VIC 3215

2 1 3

Sold Price

\$502,000

Sold Date

16-Oct-19

Distance

0.34km



14 Sladen Street Hamlyn Heights VIC 3215

3 1 2

Sold Price

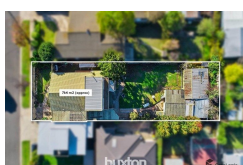
\$570,000

Sold Date

24-Aug-19

Distance

0.35km



19 Sheridan Street Hamlyn Heights VIC 3215

4 1 1

Sold Price

\$525,000

Sold Date

26-Aug-19

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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