



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**61 Drysdale Avenue,  
HAMLYN HEIGHTS 3215**

### Indicative selling price

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

**Range \$560,000 - \$600,000**

### Median sale price

Median **House** for **HAMLYN HEIGHTS** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$521,000**

### 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.

**9 Langibanool Ave,**  
Hamlyn Heights 3215

**Price \$598,500** Sold 14 April  
2018

**4 Wilks St,**  
Hamlyn Heights 3215

**Price \$595,000** Sold 03 April  
2018

**6 Weerona Ave,**  
Hamlyn Heights 3215

**Price \$615,000** Sold 10  
March 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.

House

3 beds

2 baths

1 parking

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

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



**Ray Rounds**

03 5241 1488  
0417 335 576

[ray.rounds@hayeswinckle.com.au](mailto:ray.rounds@hayeswinckle.com.au)

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