

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

78 Sladen Street, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$676,000 Property Type House Suburb Hamlyn Heights

Period - From 01/04/2021 to 30/06/2021 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	21 Sycamore St HAMLYN HEIGHTS 3215	\$710,000	21/08/2021
2	80 Sladen St HAMLYN HEIGHTS 3215	\$710,000	08/06/2021
3	112 Sladen St HAMLYN HEIGHTS 3215	\$700,000	07/12/2020

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:

18/09/2021 12:29



Property Type: House (Previously Occupied - Detached)
Land Size: 759 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median House Price
June quarter 2021: \$676,000

Comparable Properties

21 Sycamore St HAMLYN HEIGHTS 3215 (REI) **Agent Comments**



Price: \$710,000
Method: Auction Sale
Date: 21/08/2021
Property Type: House (Res)

80 Sladen St HAMLYN HEIGHTS 3215 (VG) **Agent Comments**



Price: \$710,000
Method: Sale
Date: 08/06/2021
Property Type: House (Res)
Land Size: 759 sqm approx



112 Sladen St HAMLYN HEIGHTS 3215 (VG) **Agent Comments**



Price: \$700,000
Method: Sale
Date: 07/12/2020
Property Type: House (Res)
Land Size: 597 sqm approx