

# 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

17 Lily Street, Hamlyn Heights Vic 3215

### Indicative selling price

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

Range between \$699,000

&

\$749,000

### Median sale price

Median price \$731,000

Property Type House

Suburb Hamlyn Heights

Period - From 01/04/2021

to 31/03/2022

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 eighteen 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                              |       |              |
| 3                              |       |              |

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 eighteen months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**  
\$699,000 - \$749,000

**Median House Price**  
Year ending March 2022: \$731,000



**Property Type:** Land  
**Land Size:** 714 sqm approx  
**Agent Comments**

## Comparable Properties

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 eighteen months.

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



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