

# 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

4 June Avenue, 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

\$700,000

&

\$750,000

### Median sale price

Median price

\$733,500

Property Type

House

Suburb

Hamlyn Heights

Period - From

01/04/2022

to

31/03/2023

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	14 Waymouth St HAMLYN HEIGHTS 3215	\$710,000	15/04/2023
2	18 Kalimna Av HAMLYN HEIGHTS 3215	\$695,000	25/02/2023
3	68 Tahara St HAMLYN HEIGHTS 3215	\$722,500	06/02/2023

**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:

26/04/2023 11:22



**Property Type:**

Agent Comments

## Comparable Properties

**14 Waymouth St HAMLYN HEIGHTS 3215 (REI)** Agent Comments



**Price:** \$710,000

**Method:**

**Date:** 15/04/2023

**Property Type:** House

**18 Kalimna Av HAMLYN HEIGHTS 3215 (REI)** Agent Comments



**Price:** \$695,000

**Method:**

**Date:** 25/02/2023

**Property Type:** House

**68 Tahara St HAMLYN HEIGHTS 3215 (REI)** Agent Comments



**Price:** \$722,500

**Method:**

**Date:** 06/02/2023

**Property Type:** House