

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

4/83-85 DRYSDALE 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

\$569,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Hamlyn Heights

Period-from

01 May 2021

to

30 Apr 2022

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

1/5 WAIORA AVENUE HAMLYN HEIGHTS VIC 3215	\$632,000	20-Jan-22
1B PRIDE AVENUE HAMLYN HEIGHTS VIC 3215	\$621,000	06-Nov-21
6 WOORAYL STREET HAMLYN HEIGHTS VIC 3215	\$640,000	09-Mar-22

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: 04 May 2022

<p>Health and Wellbeing at Property Inspections & Auctions</p> <p>Real and honest. The health of our valued clients and our staff is at our utmost priority. To ensure your wellbeing at our inspections and auctions, we're taking extra steps to ensure these safety measures:</p> <ul style="list-style-type: none"> • All attendees are required to check in via QR code to ensure the property. • Face masks must be worn at all times. • Please adhere to social distancing of 1.5m at all times. • Please adhere to hand hygiene and sanitisation measures. <p>We ask that you please refrain from entering a property if you:</p> <ul style="list-style-type: none"> • are travelling into the area or property, or have been in contact with someone who is unwell. • have been in contact with someone who has been diagnosed with or exposed to COVID-19. • have returned from overseas in the last 14 days. • have been in direct contact with a known person who has travelled overseas or overseas. <p>buxton</p>	<p>1/5 WAIORA AVENUE HAMLYN HEIGHTS VIC 3215</p>	<p>Sold Price</p>	<p>\$632,000</p>	<p>Sold Date</p>	<p>20-Jan-22</p>
<p>2 1 1</p>	<p>Distance -</p>				
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<p>2 1 1</p>	<p>Distance -</p>				

RS = Recent sale

UN = Undisclosed Sale

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