



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2/7 Thrums Court, HAMLYN HEIGHTS 3215

Unit

2 beds

2 baths

1 parking

Indicative selling price

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

Range \$459,000 - \$489,000

Median sale price

Median **Unit** for **HAMLYN HEIGHTS** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$465,000

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.

2/17 Hughes St, Bell Park 3215	Price \$490,000 Sold 21 May 2019
1/12 Sheridan St, Hamlyn Heights 3215	Price \$490,000 Sold 09 May 2019
13 Roma St, Bell Park 3215	Price \$500,000 Sold 09 September 2019

This Statement of Information was prepared on 6th Nov 2019

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.

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Contact agents



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