

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

176 Ballarat Road, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between \$995,000 & \$1,030,000

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	7 Harris Ct BELL POST HILL 3215	\$1,090,000	11/05/2021
2	2 Wilks St HAMLYN HEIGHTS 3215	\$990,000	10/07/2021
3	4 Brookshaw St BELL POST HILL 3215	\$940,000	21/05/2021

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:

12/09/2021 01:07



Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



7 Harris Ct BELL POST HILL 3215 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 11/05/2021

Property Type: House

Land Size: 841 sqm approx



2 Wilks St HAMLYN HEIGHTS 3215 (REI)

Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

4 Brookshaw St BELL POST HILL 3215 (VG)

Agent Comments



Price: \$940,000

Method: Sale

Date: 21/05/2021

Property Type: House (Res)

Land Size: 536 sqm approx