

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

1/123 Vines Road, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between \$629,000 & \$669,000

Median sale price

Median price \$562,500 Property Type Unit Suburb Hamlyn Heights

Period - From 01/01/2021 to 31/12/2021 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	2/66 Vines Rd HAMLYN HEIGHTS 3215	\$675,000	25/08/2021
2	2/28 Willana Av HAMLYN HEIGHTS 3215	\$667,500	13/09/2021
3	27b Hamlyn Av HAMLYN HEIGHTS 3215	\$640,000	27/10/2021

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:

07/02/2022 09:36

1/123 Vines Road, Hamlyn Heights Vic 3215

Harcourts

Nick De Stefano

5278 7011

0431 230 124

nick.destefano@harcourts.com.au

Indicative Selling Price

\$629,000 - \$669,000

Median Unit Price

Year ending December 2021: \$562,500



Property Type:

Agent Comments

Comparable Properties

2/66 Vines Rd HAMLYN HEIGHTS 3215 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 25/08/2021

Property Type: Flat/Unit/Apartment (Res)



2/28 Willana Av HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$667,500

Method: Private Sale

Date: 13/09/2021

Property Type: Townhouse (Single)



27b Hamlyn Av HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 27/10/2021

Property Type: Townhouse (Res)

Land Size: 285 sqm approx

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



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