

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

7/3 Kinnordy Court, 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 \$230,000 & \$250,000

Median sale price

Median price \$ 481,000 Property type Unit Suburb Hamlyn Heights

Period - From 01.05.2019 to 04.12.2020 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. 6/1 Kinnordy Court, Hamlyn Heights	\$230,000	09.12.2019
2. 5/1 Kinnordy Court, Hamlyn Heights	\$220,000	14.10.2020
3. 2/38-40 Pride Avenue, Hamlyn Heights	\$230,000	02.05.2019

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: 04.12.2020