



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 42 Vines Road, HAMLYN HEIGHTS 3215

Indicative selling price

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

Single price \$730,000

Median sale price

Median **House** for **HAMLYN HEIGHTS** for period **Jun 2018 - Jun 2019**

Sourced from **PriceFinder**.

\$535,000

Comparable property sales

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 the most comparable to the property for sale.

3 Griffen Street,
Hamlyn Heights 3215

Price \$680,000 Sold 01
February 2019

20 Logan Street,
Hamlyn Heights 3215

Price \$660,000 Sold 27
November 2018

394 Autumn Street,
Herne Hill 3218

Price \$675,000 Sold 23
November 2018

This Statement of Information was prepared on 2nd Oct 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.

House


3 beds


2 baths


3 parking

**Stockdale & Leggo St h
Barwon**

169 A High Street,
Belmont VIC 3216

Contact agents

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**Stockdale
& Leggo**