

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 and
postcode

25A June Avenue 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

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Hamlyn Heights

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

21B Norwood Street Herne Hill VIC 3218	\$667,500	27-Nov-20
6 Chelmsford Avenue Newtown VIC 3220	\$650,000	19-Dec-19
26 Casey Boulevard Fyansford VIC 3218	\$675,000	08-Jul-20

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: 18 May 2021



21B Norwood Street Herne Hill VIC 3218

Sold Price

\$667,500

Sold Date **27-Nov-20**



3



2



2

Distance

1.28km



6 Chelmsford Avenue Newtown VIC 3220

Sold Price

\$650,000

Sold Date **19-Dec-19**



3



2



2

Distance

1.62km



26 Casey Boulevard Fyansford VIC 3218

Sold Price

\$675,000

Sold Date **08-Jul-20**



3



2



2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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