

# 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

11 Alderley Court, Hamlyn Heights Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000

&

\$870,000

### 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.

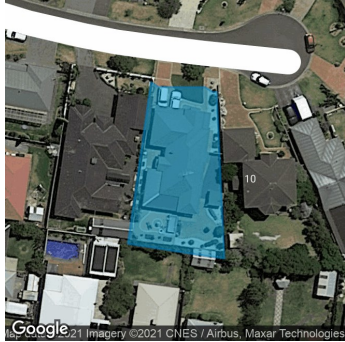
	Address of comparable property	Price	Date of sale
1	87 Britannia St GEELONG WEST 3218	\$877,000	11/09/2021
2	18 Parkland Dr HAMLYN HEIGHTS 3215	\$845,000	27/08/2021
3	64 Vines Rd HAMLYN HEIGHTS 3215	\$802,500	30/06/2021

**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:

16/09/2021 16:02



**Property Type:** Land

**Land Size:** 684 sqm approx

**Agent Comments**

## Comparable Properties



**87 Britannia St GEELONG WEST 3218 (REI)**

**Agent Comments**



**Price:** \$877,000

**Method:** Auction Sale

**Date:** 11/09/2021

**Property Type:** House (Res)

**Land Size:** 676 sqm approx



**18 Parkland Dr HAMLYN HEIGHTS 3215 (REI)**

**Agent Comments**



**Price:** \$845,000

**Method:** Sold Before Auction

**Date:** 27/08/2021

**Property Type:** House (Res)

**Land Size:** 699 sqm approx



**64 Vines Rd HAMLYN HEIGHTS 3215 (VG)**

**Agent Comments**



**Price:** \$802,500

**Method:** Sale

**Date:** 30/06/2021

**Property Type:** House (Res)

**Land Size:** 755 sqm approx