

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

104 Vines Road, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between

\$489,000

&

\$537,000

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	7 Robb Av HAMLYN HEIGHTS 3215	\$560,000	20/02/2021
2	114 Ballarat Rd HAMLYN HEIGHTS 3215	\$554,000	08/05/2021
3	24 Sladen St HAMLYN HEIGHTS 3215	\$485,000	14/05/2021

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:

11/08/2021 11:05



Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties

7 Robb Av HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 650 sqm approx



114 Ballarat Rd HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$554,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 508 sqm approx

24 Sladen St HAMLYN HEIGHTS 3215 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 14/05/2021

Property Type: House (Res)

Land Size: 635 sqm approx