



vanders

Real Estate

STATEMENT OF INFORMATION

17 TOYNE AVENUE, HAMLYN HEIGHTS, VIC 3215

PREPARED BY VANDERS REAL ESTATE, 152A HIGH STREET BELMONT



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Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 TOYNE AVENUE, HAMLYN HEIGHTS,

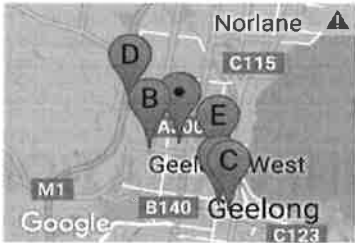
3 2 2

Indicative Selling Price

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

Price Range: **\$540,000 to \$590,000**

MEDIAN SALE PRICE



HAMLYN HEIGHTS, VIC, 3215

Suburb Median Sale Price (Unit)

\$353,250

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



4/252 PAKINGTON ST, GEELONG WEST, VIC

3 2 2

Sale Price

\$548,000

Sale Date: 28/07/2017

Distance from Property: 2.2km



1/267 CHURCH ST, HERNE HILL, VIC 3218

3 2 2

Sale Price

\$515,000

Sale Date: 30/06/2017

Distance from Property: 844m



14 VILLAMANTA ST, GEELONG WEST, VIC 3218

3 2 2

Sale Price

****\$577,000**

Sale Date: 29/06/2017

Distance from Property: 2.4km



This report has been compiled on 26/02/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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9 STRATHIRE GDNS, HAMLYN HEIGHTS, VIC



Sale Price

***\$560,000**

Sale Date: 06/06/2017

Distance from Property: 1.8km



5/10 BRITANNIA ST, GEELONG WEST, VIC 3218



Sale Price

\$570,000

Sale Date: 19/05/2017

Distance from Property: 1.2km



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 TOYNE AVENUE, HAMLYN HEIGHTS, VIC 3215

Indicative selling price

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

Price Range:

\$540,000 to \$590,000

Median sale price

Median price

\$353,250

House

Unit

X

Suburb

HAMLYN HEIGHTS

Period

01 January 2017 to 31 December 2017

Source


pricefinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/252 PAKINGTON ST, GEELONG WEST, VIC 3218	\$548,000	28/07/2017
1/267 CHURCH ST, HERNE HILL, VIC 3218	\$515,000	30/06/2017
14 VILLAMANTA ST, GEELONG WEST, VIC 3218	**\$577,000	29/06/2017
9 STRATHIRE GDNS, HAMLYN HEIGHTS, VIC 3215	*\$560,000	06/06/2017

5/10 BRITANNIA ST, GEELONG WEST, VIC 3218	\$570,000	19/05/2017
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