

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/3 Kinnordy Court, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between \$280,000 & \$300,000

Median sale price

Median price \$562,500 Property Type Unit Suburb Hamlyn Heights

Period - From 01/10/2020 to 30/09/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/1 Willana Av HAMLYN HEIGHTS 3215	\$330,000	10/10/2021
2	1/255 Church St HERNE HILL 3218	\$280,000	28/06/2021
3	7/3 Kinnordy Ct HAMLYN HEIGHTS 3215	\$240,000	30/06/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/10/2021 07:00

2/3 Kinnordy Court, Hamlyn Heights Vic 3215

Harcourts

Shane King

5278 7011

0411 141 463

shane.king@harcourts.com.au

Indicative Selling Price

\$280,000 - \$300,000

Median Unit Price

Year ending September 2021: \$562,500



1 1 1

Property Type: Unit

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



1/1 Willana Av HAMLYN HEIGHTS 3215 (REI)

Agent Comments

1 1 1

Price: \$330,000

Method: Private Sale

Date: 10/10/2021

Property Type: Unit



1/255 Church St HERNE HILL 3218 (REI/VG)

Agent Comments

1 1 1

Price: \$280,000

Method: Private Sale

Date: 28/06/2021

Property Type: Unit

Land Size: 52 sqm approx



7/3 Kinnordy Ct HAMLYN HEIGHTS 3215 (VG)

Agent Comments

1 - -

Price: \$240,000

Method: Sale

Date: 30/06/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.