

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 VINES ROAD, HAMLYN HEIGHTS, VIC

 3  2  2

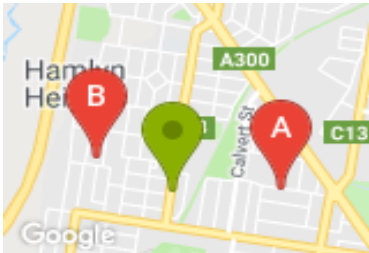
Indicative Selling Price

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

Price Range: \$529,000 to \$579,000

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



HAMLYN HEIGHTS, VIC, 3215

Suburb Median Sale Price (Unit)

\$359,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



37 LILY ST, HAMLYN HEIGHTS, VIC 3215

 3  2  2

Sale Price

***\$625,000**

Sale Date: 25/06/2018

Distance from Property: 697m



3/2 SHERIDAN ST, HAMLYN HEIGHTS, VIC

 3  2  2

Sale Price

\$640,000

Sale Date: 09/05/2018

Distance from Property: 561m



This report has been compiled on 24/07/2018 by Roncon Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

21 VINES ROAD, HAMLYN HEIGHTS, VIC

Indicative selling price

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

Price Range:

\$529,000 to \$579,000

Median sale price

Median price

\$359,000

House

Unit

X

Suburb

HAMLYN HEIGHTS

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
37 LILY ST, HAMLYN HEIGHTS, VIC 3215	*\$625,000	25/06/2018
3/2 SHERIDAN ST, HAMLYN HEIGHTS, VIC 3215	\$640,000	09/05/2018