

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

30 Gladstone Street, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between

\$679,000

&

\$729,000

Median sale price

Median price

\$780,000

Property Type

House

Suburb

Hamlyn Heights

Period - From

06/10/2021

to

05/10/2022

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	4 Griffen St HAMLYN HEIGHTS 3215	\$731,000	27/11/2021
2	33 Vines Rd HAMLYN HEIGHTS 3215	\$710,000	04/06/2022
3	12 Drysdale Av HAMLYN HEIGHTS 3215	\$685,000	30/03/2022

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:

06/10/2022 16:35



Property Type: House (Res)

Land Size: 690 sqm approx

Agent Comments

Comparable Properties

4 Griffen St HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$731,000

Method: Auction Sale

Date: 27/11/2021

Property Type: House (Res)

Land Size: 766 sqm approx

33 Vines Rd HAMLYN HEIGHTS 3215 (VG)

Agent Comments



Price: \$710,000

Method: Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 679 sqm approx



12 Drysdale Av HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 30/03/2022

Property Type: House

Land Size: 623 sqm approx