

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 and
postcode

302 CHURCH STREET HAMLIN HEIGHTS VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$629,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Hamlyn Heights

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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

40 KALIMNA STREET HAMLIN HEIGHTS VIC 3215	\$630,000	29-Jul-24
1/17 STRATHIRE GARDENS HAMLIN HEIGHTS VIC 3215	\$690,000	14-Jun-24
2/153 VINES ROAD HAMLIN HEIGHTS VIC 3215	\$655,000	30-Jan-24

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: 27 August 2024



40 KALIMNA STREET HAMLYN HEIGHTS VIC 3215

 3  2  1

Sold Price

^{RS}

\$630,000

Sold Date

29-Jul-24

Distance

1.01km



1/17 STRATHIRE GARDENS HAMLYN HEIGHTS VIC 3215

 3  2  1

Sold Price

^{RS}

\$690,000

^{UN}

Sold Date

14-Jun-24

Distance

1.21km



2/153 VINES ROAD HAMLYN HEIGHTS VIC 3215

 3  2  2

Sold Price

\$655,000

Sold Date

30-Jan-24

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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