### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	9 Langibanool Avenue, Hamlyn Heights Vic 3215
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$669,000	&	\$719,000
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#### Median sale price

Median price	\$685,000	Pro	perty Type	House		Suburb	Hamlyn Heights
Period - From	01/10/2022	to	31/12/2022		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

Add	dress of comparable property	Price	Date of sale
1	30 Gladstone St HAMLYN HEIGHTS 3215	\$685,000	11/11/2022
2	32 Quamby Av HAMLYN HEIGHTS 3215	\$685,000	01/11/2022
3	17 Belcher St HAMLYN HEIGHTS 3215	\$680,000	23/11/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	22/02/2023 15:40





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Indicative Selling Price \$669,000 - \$719,000 Median House Price

Median House Price
December quarter 2022: \$685,000



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**Property Type:** House (Res) **Land Size:** 731 sqm approx Agent Comments

# Comparable Properties



30 Gladstone St HAMLYN HEIGHTS 3215 (REI/VG)

KEI/VG)

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Price: \$685,000 Method: Private Sale Date: 11/11/2022 Property Type: House Land Size: 690 sqm approx **Agent Comments** 



32 Quamby Av HAMLYN HEIGHTS 3215

(REI/VG)

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**6** 

Price: \$685,000 Method: Private Sale Date: 01/11/2022 Property Type: House Land Size: 674 sqm approx Agent Comments



17 Belcher St HAMLYN HEIGHTS 3215

(REI/VG)

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Price: \$680,000 Method: Auction Sale Date: 23/11/2022

**Property Type:** House (Res) **Land Size:** 764 sqm approx

Agent Comments





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

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