

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

9 Langibanool Avenue, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between \$669,000 & \$719,000

Median sale price

Median price \$685,000 Property 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	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 comparable properties 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



3 1 1

Property Type: House (Res)

Land Size: 731 sqm approx

Agent Comments

Comparable Properties



30 Gladstone St HAMLYN HEIGHTS 3215
(REI/VG)

Agent Comments

3 1 4

Price: \$685,000

Method: Private Sale

Date: 11/11/2022

Property Type: House

Land Size: 690 sqm approx



32 Quamby Av HAMLYN HEIGHTS 3215
(REI/VG)

Agent Comments

3 1 6

Price: \$685,000

Method: Private Sale

Date: 01/11/2022

Property Type: House

Land Size: 674 sqm approx



17 Belcher St HAMLYN HEIGHTS 3215
(REI/VG)

Agent Comments

3 1 1

Price: \$680,000

Method: Auction Sale

Date: 23/11/2022

Property Type: House (Res)

Land Size: 764 sqm approx