Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

14 Hamlyn Avenue, Hamlyn Heights Vic 3215
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Indicative selling price

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

Range between \$619,000 & \$679,000	Range between \$619,000	&	\$679,000
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Median sale price

Median price \$670,000	Pro	perty Type Ho	use	Sub	eurb Hamlyn Heights
Period - From 01/01/2021	to	31/03/2021	Sou	rce REI	V

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	18 Weeroona Av HAMLYN HEIGHTS 3215	\$706,000	05/06/2021
2	6 Belcher St HAMLYN HEIGHTS 3215	\$690,000	18/03/2021
3	22 Highview Pde HAMLYN HEIGHTS 3215	\$675,553	13/03/2021

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:	21/06/2021 10:04
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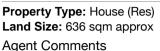


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> **Indicative Selling Price** \$619,000 - \$679,000

Median House Price March quarter 2021: \$670,000







Comparable Properties

18 Weeroona Av HAMLYN HEIGHTS 3215 (REI) Agent Comments

Price: \$706,000 Method: Auction Sale Date: 05/06/2021

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

6 Belcher St HAMLYN HEIGHTS 3215 (VG)

Price: \$690.000 Method: Sale Date: 18/03/2021

Property Type: House (Res) Land Size: 766 sqm approx

22 Highview Pde HAMLYN HEIGHTS 3215 (VG) Agent Comments

Price: \$675,553

Property Type: House (Res) Land Size: 636 sqm approx







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Agent Comments