

# 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

14 Hamlyn Avenue, Hamlyn Heights Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$619,000

&

\$679,000

### Median sale price

Median price

\$670,000

Property Type

House

Suburb

Hamlyn Heights

Period - From

01/01/2021

to

31/03/2021

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	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 comparable properties 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



**Property Type:** House (Res)

**Land Size:** 636 sqm approx

Agent Comments

## 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)**

Agent Comments



**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

**Method:** Sale

**Date:** 13/03/2021

**Property Type:** House (Res)

**Land Size:** 636 sqm approx