

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

68 Tahara Street, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between

\$699,000

&

\$759,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Hamlyn Heights

Period - From

01/07/2022

to

30/09/2022

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	27 Sheridan St HAMLYN HEIGHTS 3215	\$740,000	21/05/2022
2	104 Sladen St HAMLYN HEIGHTS 3215	\$727,000	19/04/2022
3	94 Sladen St HAMLYN HEIGHTS 3215	\$725,000	28/05/2022

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:

25/11/2022 13:44



Property Type: House (Previously Occupied - Detached)

Land Size: 886 sqm approx

Agent Comments

Comparable Properties



27 Sheridan St HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$740,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)

Land Size: 764 sqm approx



104 Sladen St HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$727,000

Method: Private Sale

Date: 19/04/2022

Property Type: House

Land Size: 602 sqm approx

94 Sladen St HAMLYN HEIGHTS 3215 (REI/VG) Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 602 sqm approx