## 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	68 Tahara Street, 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 \$699,000	&	\$759,000	
-------------------------	---	-----------	--

### Median sale price

Median price	\$770,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$699,000 - \$759,000 Median House Price

September quarter 2022: \$770,000

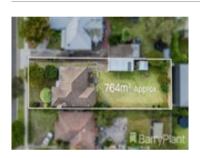




**Agent Comments** 

Property Type: House (Previously Occupied - Detached)
Land Size: 886 sqm approx

# Comparable Properties



27 Sheridan St HAMLYN HEIGHTS 3215 (REI/VG)

**3** • 1

1

Price: \$740,000 Method: Auction Sale Date: 21/05/2022

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

**Agent Comments** 



104 Sladen St HAMLYN HEIGHTS 3215

(REI/VG)

**1** 3

**2** 

**6** 3

Price: \$727,000 Method: Private Sale Date: 19/04/2022 Property Type: House Land Size: 602 sqm approx Agent Comments

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

**-**

**6** 

Price: \$725,000 Method: Auction Sale Date: 28/05/2022

Property Type: House (Res) Land Size: 602 sqm approx

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



