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 and postcode

63 CALVERT STREET HAMLYN HEIGHTS VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$695,000	&	\$735,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$765,000	Prop	erty type House		Suburb	Hamlyn Heights	
Period-from	01 Oct 2021	to	30 Sep 2	2022	Source		Corelogic

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	
61 CALVERT STREET HAMLYN HEIGHTS VIC 3215	\$775,000	27-Oct-21	
8 HAMLYN AVENUE HAMLYN HEIGHTS VIC 3215	\$770,000	21-Aug-21	
7 HEATHER STREET HAMLYN HEIGHTS VIC 3215	\$770,000	16-Jul-22	

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: 06 October 2022





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61 CALVERT STREET HAMLYN HEIGHTS VIC 3215

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Sold Price

\$775,000 Sold Date 27-Oct-21

0.02km Distance



8 HAMLYN AVENUE HAMLYN **HEIGHTS VIC 3215**

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Sold Price

\$770,000 Sold Date 21-Aug-21

Distance 1.01km



7 HEATHER STREET HAMLYN **HEIGHTS VIC 3215**

Sold Price

Sold Date

16-Jul-22

0.55km Distance

RS = Recent sale

UN = Undisclosed Sale

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