

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

24 DRYSDALE AVENUE 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Hamlyn Heights

Period-from

01 Apr 2022

to

31 Mar 2023

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

74 GRAYLEA AVENUE HERNE HILL VIC 3218	\$1,315,000	19-Jul-21
11 MURRAY STREET HAMLYN HEIGHTS VIC 3215	\$1,245,000	11-Dec-21
22 BLACK BULL RIDGE FYANSFORD VIC 3218	\$1,310,000	10-Jan-23

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: 01 April 2023



74 GRAYLEA AVENUE HERNE HILL VIC 3218

4 2 2

Sold Price

\$1,315,000

Sold Date

19-Jul-21

Distance

1.34km



11 MURRAY STREET HAMLYN HEIGHTS VIC 3215

5 3 2

Sold Price

\$1,245,000

Sold Date

11-Dec-21

Distance

0.3km



22 BLACK BULL RIDGE FYANSFORD VIC 3218

4 3 2

Sold Price

\$1,310,000

Sold Date

10-Jan-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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