



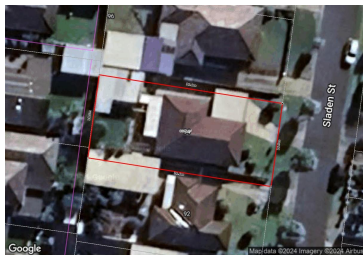
STATEMENT OF INFORMATION

94 SLADEN STREET, HAMLYN HEIGHTS, VIC 3215

PREPARED BY ANDREW CROWHURST, EASTWOOD ANDREWS, PHONE: 0417 871 380

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



94 SLADEN STREET, HAMLYN HEIGHTS,



3



1



3

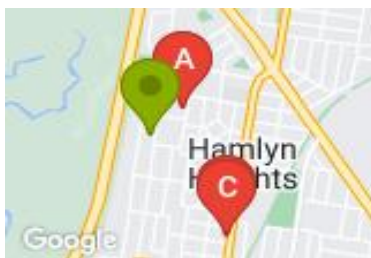
Indicative Selling Price

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

Price Range: \$669,000 to \$709,000

Provided by: Andrew Crowhurst, Eastwood Andrews

MEDIAN SALE PRICE



HAMLYN HEIGHTS, VIC, 3215

Suburb Median Sale Price (House)

\$723,029

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



32 BEULAH ST, HAMLYN HEIGHTS, VIC



3



1



4

Sale Price

***\$695,000**

Sale Date: 13/11/2023

Distance from Property: 280m



28 VINES RD, HAMLYN HEIGHTS, VIC



3



1



2

Sale Price

\$675,000

Sale Date: 15/09/2023

Distance from Property: 850m



24 VINES RD, HAMLYN HEIGHTS, VIC



4



1



2

Sale Price

\$670,000

Sale Date: 07/12/2023

Distance from Property: 874m



This report has been compiled on 21/02/2024 by Eastwood Andrews. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

94 SLADEN STREET, HAMLYN HEIGHTS, VIC 3215

Indicative selling price

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

Price Range:

\$669,000 to \$709,000

Median sale price

Median price

\$723,029

Property type

House

Suburb

HAMLYN HEIGHTS

Period

01 January 2023 to 31 December 2023

Source



Comparable property sales

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

Price

Date of sale

32 BEULAH ST, HAMLYN HEIGHTS, VIC 3215	*\$695,000	13/11/2023
28 VINES RD, HAMLYN HEIGHTS, VIC 3215	\$675,000	15/09/2023
24 VINES RD, HAMLYN HEIGHTS, VIC 3215	\$670,000	07/12/2023

This Statement of Information was prepared

21/02/2024