

# 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

118 Vines Road, Hamlyn Heights Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$649,000

&

\$700,000

### Median sale price

Median price

\$780,000

Property Type

House

Suburb

Hamlyn Heights

Period - From

11/07/2021

to

10/07/2022

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 | 12 Drysdale Av HAMLYN HEIGHTS 3215 | \$685,000 | 30/03/2022   |
| 2 | 2 Heather St HAMLYN HEIGHTS 3215   | \$680,000 | 25/01/2022   |
| 3 | 12 Sycamore St HAMLYN HEIGHTS 3215 | \$650,000 | 07/06/2022   |

**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:

11/07/2022 07:38



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 650 sqm approx

**Agent Comments**

## Comparable Properties



**12 Drysdale Av HAMLYN HEIGHTS 3215 (REI/VG)**

**Agent Comments**



**Price:** \$685,000

**Method:** Private Sale

**Date:** 30/03/2022

**Property Type:** House

**Land Size:** 623 sqm approx

**2 Heather St HAMLYN HEIGHTS 3215 (VG)**

**Agent Comments**



**Price:** \$680,000

**Method:** Sale

**Date:** 25/01/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**12 Sycamore St HAMLYN HEIGHTS 3215 (REI)**

**Agent Comments**



**Price:** \$650,000

**Method:** Auction Sale

**Date:** 07/06/2022

**Property Type:** House (Res)

**Land Size:** 583 sqm approx