

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

3/47 SLADEN 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,500

Property type

Unit

Suburb

Hamlyn Heights

Period-from

01 Nov 2021

to

31 Oct 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

4/197 CHURCH STREET MANIFOLD HEIGHTS VIC 3218	\$309,000	02- May-22
5/197 CHURCH STREET MANIFOLD HEIGHTS VIC 3218	\$305,000	21-Nov-21
2/38-40 PRIDE AVENUE HAMLYN HEIGHTS VIC 3215	\$329,999	04-Dec-21

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: 14 November 2022



4/197 CHURCH STREET MANIFOLD HEIGHTS VIC 3218

Sold Price

\$1 Sold Date **21-Apr-22**

1 1 1

Distance **1.34km**



5/197 CHURCH STREET MANIFOLD HEIGHTS VIC 3218

Sold Price

\$305,000 Sold Date **21-Nov-21**

1 1 1

Distance **1.34km**



2/38-40 PRIDE AVENUE HAMLYN HEIGHTS VIC 3215

Sold Price

\$329,999 Sold Date **04-Dec-21**

1 1 1

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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