

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/15 Griffen Street,  
HAMLYN HEIGHTS 3215

### Indicative selling price

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

**Range \$380,000 - \$419,000**

### Median sale price

Median **Unit** for **HAMLYN HEIGHTS** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$367,500**

### 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 the most comparable to the property for sale.

**2/170 Church Street,**  
Hamlyn Heights 3215

**Price \$385,000** Sold 31  
October 2017

**1/30 Stoddart Street,**  
Hamlyn Heights 3215

**Price \$390,000** Sold 15  
December 2017

**35 Sheridan Street,**  
Hamlyn Heights 3215

**Price \$420,000** Sold 26  
April 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit  
2 beds 1 baths 1 parking

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

267 Myers Street,  
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### Contact agents



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