



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 2/160 Church 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 \$395,000 - \$425,000**

### Median sale price

Median **House** for **HAMLYN HEIGHTS** for period **Oct 2018 - Nov 2019**

Sourced from **Pricefinder**.

**\$470,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3/112 Vines Road,**  
Hamlyn Heights 3215

Price **\$420,000** Sold 10  
August 2019

**4/34 Weeroona Avenue,**  
Hamlyn Heights 3215

Price **\$407,000** Sold 18 July  
2019

**2/12 Sheridan Street,**  
Hamlyn Heights 3215

Price **\$415,000** Sold 14 July  
2019

This Statement of Information was prepared on 16th Dec 2019

### 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.

#### Team 3216 Pty Ltd t/as Hayeswinckle Agent

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#### Contact agents



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