



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3/40 Tahara 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)

**Single price \$200,000**

### Median sale price

Median **Unit** for **Hamlyn Heights** for period **Oct 2016 - Dec 2017**

Sourced from **Realestate.com**.

**\$202,000**

### 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.

**1/2 Lantana Avenue,**  
Hamlyn Heights 3215

**Price \$210,000** Sold 07  
December 2017

**1/1 Willana Avenue,**  
Hamlyn Heights 3215

**Price \$191,000** Sold 06  
March 2017

**1/67 Sladen Street,**  
Hamlyn Heights 3215

**Price \$205,000** Sold 29  
October 2016

### 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 Realestate.com.

#### GJ McDonald & Co Real Estate

187a Moorabool Street,  
Geelong VIC 3220

#### Contact agents

 **Michael Brennan**

5228 3333  
0400 274 104  
[michael@mcdonaldco.com.au](mailto:michael@mcdonaldco.com.au)

