

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

2/13 Griffen 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,776

Property type

House

Suburb

Hamlyn Heights

Period-from

01 Jan 2021

to

31 Dec 2021

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

1B Sheridan Street Hamlyn Heights VIC 3215	\$619,000	17-Feb-21
1B Pride Avenue Hamlyn Heights VIC 3215	\$621,000	06-Nov-21
27B Hamlyn Avenue Hamlyn Heights VIC 3215	\$640,000	27-Oct-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: 25 January 2022



1B Sheridan Street Hamlyn Heights VIC 3215

Sold Price

\$619,000

Sold Date

17-Feb-21

3

2

1

Distance

0.39km



1B Pride Avenue Hamlyn Heights VIC 3215

Sold Price

^{RS} **\$621,000**

Sold Date

06-Nov-21

2

1

1

Distance

0.84km



27B Hamlyn Avenue Hamlyn Heights VIC 3215

Sold Price

\$640,000

Sold Date

27-Oct-21

3

2

1

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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