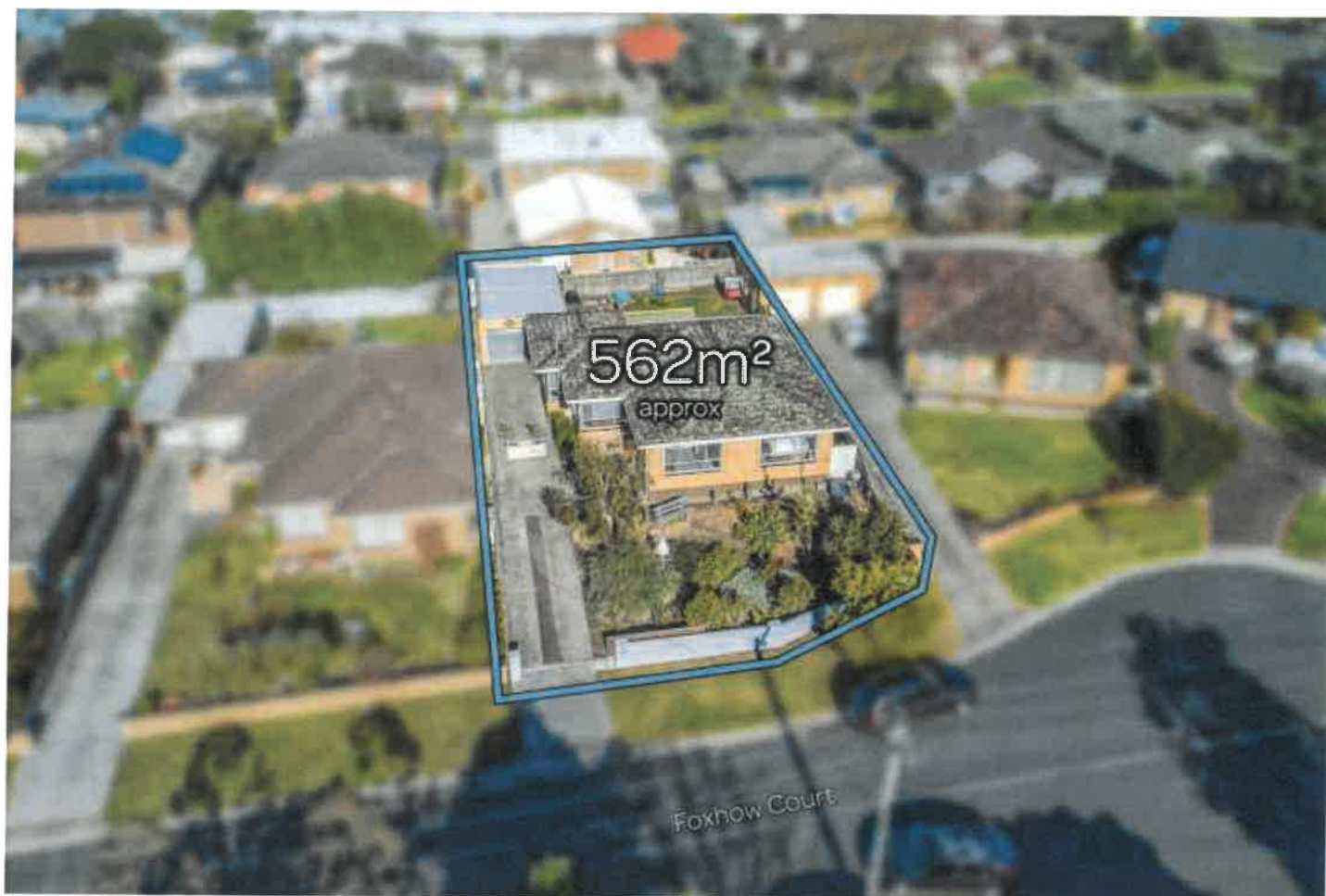


# Statement of Information

Sections 47AF of the Estate Agents Act 1980



3 Foxhow Court, Hamlyn Heights

3 1 1

Indicative selling price: \$500,000 - \$550,000

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

Bed Bath Car

## Hamlyn heights

Median House Price: \$515,000  
Period From: 01/07/2017  
Source: Pricerfinder

Median Unit Price:  
Period to: 30/06/2018

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
8 Tahara Street , Hamlyn Heights	House	3	1	1	\$561,000	19/05/2018	693m2
15 Tahara Street , Hamlyn Heights	House	3	1	1	\$535,000	15/02/2018	699m2
21 Kalimna Street, Hamlyn Heights	House	3	1	1	\$560,000	26/05/2018	651m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 13 August 2018

**Agent Details**  
Jason Barnett  
0417585221

[jason@barnettproperty.com.au](mailto:jason@barnettproperty.com.au)

# Statement of Information



## Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

### Property Offered for sale

Address  
Including suburb and  
locality and postcode

3 Foxhow Court, Hamlyn Heights

### Indicative selling price

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

Range Between

\$500,000

&

\$550,000

### Median Sale Price

Median price

\$515,000

House

X

Suburb  
or locality

Hamlyn Heights

Period - From

01/07/2017

to

30/06/2018

Source

Pricefinder

### 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 most comparable to the property for sale

Address of comparable property	Price	Date of Sale
1. 8 Tahara Street , Hamlyn Heights	\$561,000	19/05/2018
2. 15 Tahara Street , Hamlyn Heights	\$535,000	15/02/2018
3. 21 Kalimna Street, Hamlyn Heights	\$560,000	26/05/2018

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Prepared on 13 August 2018