

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 or
locality and postcode

12 Highview Parade, Hamlyn Heights Vic 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$500,000

Median sale price

Median price \$545,000

House

X

Unit

Suburb or locality

Hamlyn Heights

Period - From 01/07/2017

to 30/06/2018

Source REIV

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 eighteen 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 St HAMLYN HEIGHTS 3215	\$561,000	19/05/2018
2	21 Kalimna St HAMLYN HEIGHTS 3215	\$560,000	26/05/2018
3	34 Lily St HAMLYN HEIGHTS 3215	\$517,000	05/05/2018

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 eighteen months.



Rooms:

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties

8 Tahara St HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$561,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 693 sqm approx



21 Kalimna St HAMLYN HEIGHTS 3215 (REI)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House

Land Size: 650 sqm approx



34 Lily St HAMLYN HEIGHTS 3215 (REI/VG)

Agent Comments



Price: \$517,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)