# Harcourts

Joe Grgic 5278 7011 0438 328 728

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#### 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 andpostcode

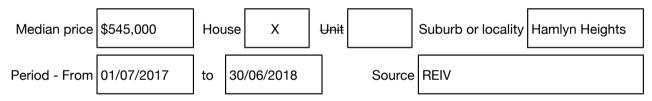
12 Highview Parade, Hamlyn Heights Vic 3215

#### Indicative selling price

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

Single price \$500,000

#### Median sale price



#### 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.

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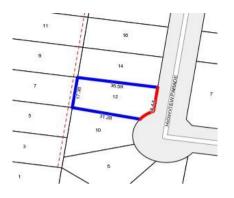
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. 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.





## Harcourts

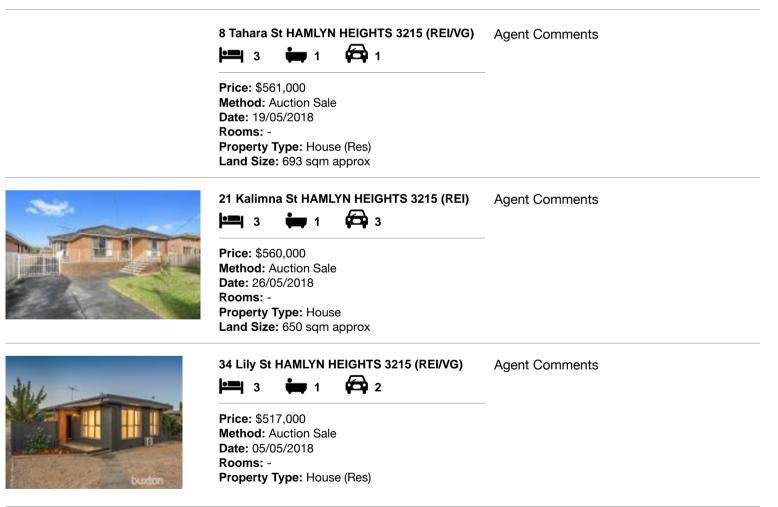




Rooms: Property Type: House Land Size: 657 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$500,000 Median House Price Year ending June 2018: \$545,000

### **Comparable Properties**



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