

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

1/82 Vines Road, Hamlyn Heights, Vic 3215

Indicative selling price

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

range between

\$629,000

&

\$679,000

Median sale price

Median price

\$630,000

Property type

Unit

Suburb

Hamlyn Heights

Period - From

01/07/2024

to

30/09/2024

Source



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
3/37 Sladen Street, Hamlyn Heights, VIC 3215	\$700,000	24/07/2024
18 Glengate Street, Hamlyn Heights, VIC 3215	\$625,000	18/01/2024
78 Vines Road, Hamlyn Heights, VIC 3215	\$615,000	27/11/2023

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.

This Statement of Information was prepared on: 02/10/2024