

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 or
locality and postcode

126 Ballarat Road Hamlyn Heights 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 \$435,000

or range between \$*****

&

\$*****

Median sale price

(*Delete house or unit as applicable)

Median price \$457,000

*House

*Unit

Suburb
or locality

Hamlyn Heights 3215

Period - From Jan 2018

to Jan 2019

Source Realestate.com.au

Comparable property sales

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
1	23 Logan Street Hamlyn Heights	2 / 1 / 1	\$475,000	23/07/2018
2	14 Mac Arthur Hamlyn Heights	2 / 1 / 1	\$551,000	05/05/2018
3	17 Vines Road Hamlyn Heights	2 / 1 / 1	\$457,000	23/04/2018