

## 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

1 / 4 Belcher Street, Hamlyn Heights VIC 3215
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*\*\*\*\* or range between \$400,000 & \$440,000

### Median sale price

Median price \$520,000 Property type Townhouse Suburb Hamlyn Heights

Period - From Sep 2019 to Sep 2020 Source Realestate.com.au

### 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 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. 1/18 June Avenue, Hamlyn Heights	\$421,000	April 2020
2. 14 Fairlie Street, Hamlyn Heights	\$409,000	July 2020
3. 294 Church Street, Hamlyn Heights	\$436,000	July 2019

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 18 months.~~

This Statement of Information was prepared on: 09/09/2020