

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

1 Shannon Avenue, Hamlyn Heights, VIC 3215

Indicative selling price

Single Price or Range between

\$489,000 - \$529,000

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

Median sale price

Median Price

\$530,000

Property Type

House

Suburb

HAMLYN HEIGHTS

Period From

15/04/2018

Period To

15/10/2019

Source

Core Logic

Comparable property sales

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.



**22 SHANNON AVENUE
HAMLYN HEIGHTS**

2 1 1

Price \$500,000

Date of Sale 11/08/2018

Land 598 sqm



**34 LILY STREET
HAMLYN HEIGHTS**

3 1 2

Price \$517,000

Date of Sale 05/05/2018

Land 767 sqm