

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

7-9 Hillbank Close, Hamlyn Heights, VIC 3215

Indicative selling price

\$ 840,000 - \$890,000

Range between

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

Median sale price

Median price
\$ 500,250

House

*Delete house or unit as applicable

Suburb
HAMLYN HEIGHTS

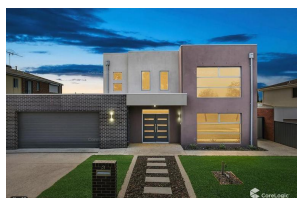
Period from
20/02/2018

Period to
20/08/2019

Source
CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



3 LOMANDRA AVENUE
HAMLYN HEIGHTS

4 2 2

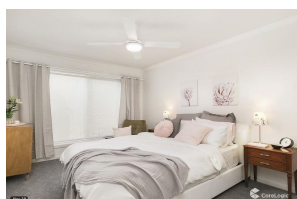
Normal Sale \$880,000
Date Sold 19/04/2018
Land 525 sqm



1 KALIMNA STREET
HAMLYN HEIGHTS

3 1 2

Normal Sale \$810,000
Date Sold 29/11/2018
Land 1171 sqm



3 SHERIDAN STREET
HAMLYN HEIGHTS

4 2 2

Private Treaty \$900,000
Date Sold 15/12/2018
Land 1008 sqm

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