Statement of Information Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Units offered for sale

Address Including suburb or locality and postcode

1,4,5&8/72-74 Vines Road, Hamlyn Heights

Indicative selling price

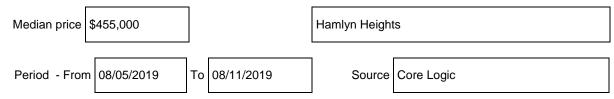
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

| e.g. One bedroom units | Single price | _ | Lower price | _ | Higher price |
|--------------------------------------|--------------|------------------|-------------|---|--------------|
| 1-8/72-74 Vines Road, Hamlyn Heights | \$* | or range between | \$639,000 | & | \$669,000 |
| 4-8/72-74 Vines Road, Hamlyn Heights | \$* | or range between | \$625,000 | & | \$655,000 |
| 5-8/72-74 Vines Road, Hamlyn Heights | \$* | or range between | \$625,000 | & | \$655,000 |
| 8-8/72-74 Vines Road, Hamlyn Heights | \$* | or range between | \$639,000 | & | \$669,000 |

Additional entries may be included or attached as required.

Unit median sale price





Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|------------------------|--------------------------------------|-----------|--------------|
| | 1 2/15 Maurice Street, Herne Hill | \$680,000 | 25/10/2019 |
| | 2 21 Glengate Street, Hamlyn Heights | \$635,000 | 23/07/2019 |
| | 3 2/5 Mary Street, Hamlyn Heights | \$625,000 | 22/02/2019 |

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|------------------------|----------------------------|-------|--------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|------------------------|----------------------------|-------|--------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|------------------------|----------------------------|-------|--------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|------------------------|----------------------------|-------|--------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

This Statement of Information was prepared on: 08/11/2019

