



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3 Quamby Avenue,
HAMLYN HEIGHTS 3215**

House



2 beds



1 bath



2 parking

Indicative selling price

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

Range \$449,000 - \$493,900

Median sale price

Median **House** for **HAMLYN HEIGHTS** for period **Jul 2018 - Jun 2019**
Sourced from **Pricefinder**.

\$530,000

Comparable property sales

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 the most comparable to the property for sale.

74 Ballarat Road,
Hamlyn Heights 3215

Price **\$467,500** Sold 20 July
2019

74 Calvert Street,
Hamlyn Heights 3215

Price **\$460,000** Sold 20 July
2010

1/25 Willana Avenue,
Hamlyn Heights 3215

Price **\$475,000** Sold 21
August 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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Contact agents



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