



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 7-9 Hillbank Close, HAMLYN HEIGHTS 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$780,000 - \$820,000**

### Median sale price

Median **House** for **HAMLYN HEIGHTS** for period **Sep 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$530,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**1 Kalimna Street,**  
Hamlyn Heights 3215

Price **\$810,000** Sold 29  
November 2018

**31 Parkland Drive,**  
Hamlyn Heights 3215

Price **\$765,000** Sold 05  
September 2019

**4 Karkalla Court,**  
Hamlyn Heights 3215

Price **\$811,000** Sold 16  
February 2018

This Statement of Information was prepared on 5th Oct 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.

### Ray White Lara

16 Hicks Street,  
Lara VIC 3212

### Contact agents



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