

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

334 Church Street, Hamlyn Heights, VIC 3215

### Indicative selling price

\$1,050,000

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

### Median sale price

Median price  
\$ 536,750

House

\*Delete house or unit as applicable

Suburb  
HAMLYN HEIGHTS

Period  
19/09/2018 - 18/03/2019

Source  
Price Finder

### Comparable property sales

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



8 EVELYN STREET  
MANIFOLD HEIGHTS

4 2 2

Agents Advice - Sale \*\$920,000  
Date Sold 08/02/2019  
Land 695 sqm



56 MINERVA ROAD  
MANIFOLD HEIGHTS

3 2 4

Normal Sale \$904,000  
Date Sold 10/11/2018  
Land 873 sqm



3 SHERIDAN STREET  
HAMLYN HEIGHTS

4 2 2

Agents Advice - Sale \*\$900,000  
Date Sold 15/12/2018  
Land 1008 sqm