

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

143 Vines Road Hamlyn Heights VIC 3215
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Indicative selling price

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

Single Price

\$525,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

 Property type

House

 Suburb

Hamlyn Heights

Period-from

01 Aug 2019

 to

31 Jul 2020

 Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 Robb Avenue Hamlyn Heights VIC 3215	\$520,000	11-Feb-20
4 Waymouth Street Hamlyn Heights VIC 3215	\$540,000	20-Mar-20
41 Chaucer Street Hamlyn Heights VIC 3215	\$520,100	08-Mar-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 August 2020



6 Robb Avenue Hamlyn Heights VIC 3215 Sold Price **\$520,000** Sold Date **11-Feb-20**

 3  1  3

Distance **0.13km**



4 Waymouth Street Hamlyn Heights VIC 3215 Sold Price **\$540,000** Sold Date **20-Mar-20**

 3  1  6

Distance **0.48km**



41 Chaucer Street Hamlyn Heights VIC 3215 Sold Price **\$520,100** Sold Date **08-Mar-20**

 3  -  -

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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