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<br>Including suburb or locality and postcode | 15 Waiora Avenue, Hamlyn Heights Vic 3215 |

## Indicative selling price

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

Range between $630,000 & $680,000

## Median sale price

Median price $712,500 Property Type House Suburb Hamlyn Heights

Period - From 01/04/2023 to 30/06/2023 Source REIV

## 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 eighteen 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 |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

**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 eighteen months.

This Statement of Information was prepared on: 21/07/2023 09:45

15 Waiora Avenue, Hamlyn Heights Vic 3215

Harcourts

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3 1 2

**Property Type:** House
**Land Size:** 646 sqm approx

Agent Comments

**Indicative Selling Price**
$630,000 - $680,000
**Median House Price**
June quarter 2023: $712,500

# Comparable Properties

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 eighteen months.



REIV THE DIFFERENCE

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