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	25 Shannon Avenue, Hamlyn Heights, VIC 3215

Indicative selling price

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

Single price	$1,199,000	or range between		&

Median sale price

Median price	$ 740,000	Property type	House	Suburb	HAMLYN HEIGHTS
Period - From	02/04/2023	to	01/04/2024	Source	core_logic

Comparable property sales

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

	Address of comparable property	Price	Date of sale
1	173 Shannon Avenue Manifold Heights Vic 3218	$1,200,000	2024-01-25
2	140 Autumn Street Geelong West Vic 3218	$1,167,000	2023-10-02
3	15 Orr Street Manifold Heights Vic 3218	$1,175,000	2023-09-09

This Statement of Information was prepared on: 02/04/2024

CONSUMER AFFAIRS VICTORIA