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	28B Gladstone Street, Hamlyn Heights, VIC 3215

Indicative selling price

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

Single price		or range between	$765,000	&	$795,000

Median sale price

Median price	$ 632,000	Property type	House	Suburb	HAMLYN HEIGHTS
Period - From	18/04/2020	to	18/10/2021	Source	core_logic

Comparable property sales

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

	Address of comparable property	Price	Date of sale
1	2/66 Vines Road, Hamlyn Heights	675,000	25/08/2021
2	2 /28 Willana Avenue, Hamlyn Heights	667,500	13/09/2021
3	9B Mary Street, Hamlyn Heights	712,000	28/06/2021

This Statement of Information was prepared on: 18/10/2021

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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.