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 or locality and postcode	3 Beulah Street, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $695,000 Property Type House Suburb Hamlyn Heights

Period - From 06/11/2023 to 05/11/2024 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 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
1	53 Neil St BELL POST HILL 3215	$670,000	31/10/2024
2	7 Vines Rd HAMLYN HEIGHTS 3215	$687,000	23/08/2024
3	26 Hamlyn Av HAMLYN HEIGHTS 3215	$660,000	27/07/2024

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: 06/11/2024 09:53

3 Beulah Street, Hamlyn Heights Vic 3215



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median House Price
06/11/2023 - 05/11/2024: $695,000

Comparable Properties



53 Neil St BELL POST HILL 3215 (REI)

3 1 1

Price: $670,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 633 sqm approx

Agent Comments



7 Vines Rd HAMLYN HEIGHTS 3215 (REI/VG)

3 1 2

Price: $687,000
Method: Private Sale
Date: 23/08/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

26 Hamlyn Av HAMLYN HEIGHTS 3215 (REI)

3 2 -

Price: $660,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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