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	4 Sheridan Street, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $770,000 & $830,000

Median sale price

Median price $700,000 Property Type House Suburb Hamlyn Heights

Period - From 16/07/2024 to 15/01/2025 Source core_logic

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

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.

Address of comparable property	Price	Date of sale
14 Kirriemuir Street Hamlyn Heights VIC 3215	$850,000	28/11/2024
11 Langibanool Avenue Hamlyn Heights VIC 3215	$808,000	17/12/2024
30 Rowe Street Hamlyn Heights VIC 3215	$825,000	29/11/2024

This Statement of Information was prepared on: 16/01/2025