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	8 Fassifern Court, Hamlyn Heights VIC 3215

Indicative selling price

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

Range between $795,000 & $865,000

Median sale price

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

Period - From 17/10/2024 to 16/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Montgomery Avenue, Hamlyn Heights	$862,500	22/02/2025
24 Waymouth Street, Hamlyn Heights	$860,000	02/11/2024
44 Forfar Road, Hamlyn Heights	$880,000	10/04/2025

This Statement of Information was prepared on: 17/04/2025