

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

1/87 TAHARA STREET HAMLYN HEIGHTS VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
2/13-19 FAIRLIE STREET HAMLYN HEIGHTS VIC 3215	\$510,000	24-Mar-23
28 GLENFINE AVENUE HAMLYN HEIGHTS VIC 3215	\$500,000	14-Sep-22
1/1 TYRONE STREET HAMLYN HEIGHTS VIC 3215	\$510,000	30-Apr-23

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: 15 August 2023



2/13-19 FAIRLIE STREET HAMLYN HEIGHTS VIC 3215

 2  1  1

Sold Price

\$510,000

Sold Date

24-Mar-23

Distance

0.67km



28 GLENFINE AVENUE HAMLYN HEIGHTS VIC 3215

 2  1  1

Sold Price

\$500,000

Sold Date

14-Sep-22

Distance

0.73km



1/1 TYRONE STREET HAMLYN HEIGHTS VIC 3215

 2  1  1

Sold Price

\$510,000

Sold Date

30-Apr-23

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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