

# 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 10 Arthur Street, Hamlyn Heights, VIC 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$799,000 & \$849,000

### Median sale price

Median price \$737,500 Property type House Suburb HAMLYN HEIGHTS  
Period - From 04/03/2023 to 03/03/2024 Source core\_logic

### Comparable property sales

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
1 49 Logan Street, Hamlyn Heights VIC 3215	\$790,000	12-01-2023
2 5 Arthur Street, Hamlyn Heights	\$800,000	11-10-2023
3		

This Statement of Information was prepared on: 04/03/2024

