

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

2/10 BEULAH 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

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Hamlyn Heights

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

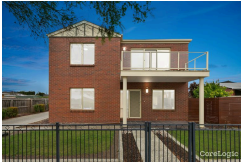
Date of sale

1/10 BEULAH STREET HAMLYN HEIGHTS VIC 3215	\$655,000	13-May-24
2/42 GLENFINE AVENUE HAMLYN HEIGHTS VIC 3215	\$675,000	26-Jun-23
3/25 TOYNE AVENUE HAMLYN HEIGHTS VIC 3215	\$755,000	15-Jun-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: 23 May 2024



1/10 BEULAH STREET HAMLYN HEIGHTS VIC 3215

Sold Price ^{RS} **\$655,000** ^{UN} Sold Date **13-May-24**

3 3 -

Distance **0.02km**



2/42 GLENFINE AVENUE HAMLYN HEIGHTS VIC 3215

Sold Price **\$675,000** Sold Date **26-Jun-23**

3 2 2

Distance **0.56km**



3/25 TOYNE AVENUE HAMLYN HEIGHTS VIC 3215

Sold Price **\$755,000** Sold Date **15-Jun-23**

3 2 2

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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