

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/42 HAMLYN AVENUE, (KNOWN AS 2/32 TAHARA ST) HAMLYN HEIGHTS

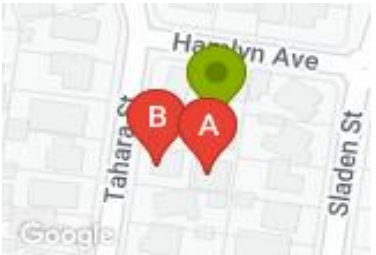
Indicative Selling Price

 1  1  1

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

Single Price: **\$259,000**

MEDIAN SALE PRICE



HAMLYN HEIGHTS, VIC, 3215

Suburb Median Sale Price (Unit)

\$510,000

01 October 2022 to 30 September 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



6/42 HAMLYN AVE, HAMLYN HEIGHTS, VIC

 1  1  1

Sale Price

\$250,000

Sale Date: 02/02/2022

Distance from Property: 23m



7/42 HAMLYN AVE, HAMLYN HEIGHTS, VIC

 1  1  1

Sale Price

\$259,000

Sale Date: 17/03/2023

Distance from Property: 31m



This report has been compiled on 06/11/2023 by HF Richardson Property Pty Ltd. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode: 2/42 HAMLYN AVENUE, (KNOWN AS 2/32 TAHARA STREET), HAMLYN HEIGHTS, VIC 3215

Indicative selling price

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

Single Price: \$259,000

Median sale price

Median price: \$510,000 Property type: Unit Suburb: HAMLYN HEIGHTS
Period: 01 October 2022 to 30 September 2023 Source: 

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 18 months.

Address of comparable property

Price

Date of sale

6/42 HAMLYN AVE, HAMLYN HEIGHTS, VIC 3215	\$250,000	02/02/2022
7/42 HAMLYN AVE, HAMLYN HEIGHTS, VIC 3215	\$259,000	17/03/2023

This Statement of Information was prepared on: 06/11/2023