

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

20 Tyrone Street, Hamlyn Heights, VIC 3215
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Indicative selling price

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

Single price

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 or range between

\$579,000

 &

\$620,000

Median sale price

Median price

\$ 737,500

 Property type

House

 Suburb

HAMLYN HEIGHTS

Period - From

27/02/2023

 to

26/02/2024

 Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the 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
1	18 Macarthur Avenue Hamlyn Heights Vic 3215	\$605,000	2022-09-19
2	28 Roma Street Bell Park Vic 3215	\$600,000	2023-08-02
3	1e Giddings Street North Geelong Vic 3215	\$580,000	2023-10-27

This Statement of Information was prepared on:

27/02/2024

