

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 40 Kalimna Street, Hamlyn Heights, VIC 3215

Indicative selling price

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

Single price or range between \$695,000 & \$725,000

Median sale price

Median price \$722,765 Property type House Suburb HAMLYN HEIGHTS
Period - From 16/11/2022 to 15/11/2023 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	24 Beulah Street Hamlyn Heights Vic 3215	\$737,500	2023-10-27
2	8 Heather Street Hamlyn Heights Vic 3215	\$685,000	2023-09-23
3	15 Waiora Avenue Hamlyn Heights Vic 3215	\$705,000	2023-08-19

This Statement of Information was prepared on: 16/11/2023

