

# 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 9 Highview Parade, 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 \$630,000 & \$670,000

### Median sale price

Median price \$738,750 Property type House Suburb HAMLYN HEIGHTS  
Period - From 08/07/2023 to 07/07/2024 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	10 Highview Parade Hamlyn Heights Vic 3215	\$690,000	2024-06-21
2	21 Drysdale Avenue Hamlyn Heights Vic 3215	\$731,000	2024-06-15
3	78 Calvert Street Hamlyn Heights Vic 3215	\$720,000	2024-05-29

This Statement of Information was prepared on: 08/07/2024

