

# 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 94 Tahara Street, 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 \$735,000 & \$765,000

### 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	118 Sladen Street Hamlyn Heights Vic 3215	\$756,000	2023-11-01
2	24 Beulah Street Hamlyn Heights Vic 3215	\$737,500	2023-10-27
3	38 Sladen Street Hamlyn Heights Vic 3215	\$780,000	2023-10-25

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

