

Shane King 5278 7011 0411 141 463

shane.king@harcourts.com.au

Indicative Selling Price \$519,000 - \$569,000 **Median House Price** March quarter 2017: \$471,000





Property Type: House Land Size: 683 sqm approx

Agent Comments

Comparable Properties



3 Alderley Ct HAMLYN HEIGHTS 3215 (VG)

Price: \$605,000 Method: Sale Date: 20/07/2016

Rooms: -

Property Type: House (Res) Land Size: 704 sqm approx

Agent Comments



7 Royal Cr HAMLYN HEIGHTS 3215 (REI)



Price: \$580.000

Method: Auction Sale

Date: 27/05/2017 Rooms: 5

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments



37 Heather St HAMLYN HEIGHTS 3215 (VG)

-3





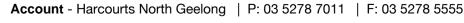


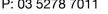
Price: \$560,000 Method: Sale Date: 13/08/2016

Rooms: -

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments











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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pr	ope	rty	offe	red	for	sal	е
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Address Including suburb or locality andpostcode	1 Strathire Garden, Hamlyn Heights Vic 3215

Indicative selling price

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

Range between	\$540,000	&	\$594,000

Median sale price

Median price	\$471,000	Н	ouse X	Suburb or loo	cality Hamlyn Heights
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 Alderley Ct HAMLYN HEIGHTS 3215	\$605,000	20/07/2016
7 Royal Cr HAMLYN HEIGHTS 3215	\$580,000	27/05/2017
37 Heather St HAMLYN HEIGHTS 3215	\$560,000	13/08/2016





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