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**Rooms:**

**Property Type:** House

**Land Size:** 683 sqm approx

Agent Comments

## Comparable Properties



**3 Alderley Ct HAMLYN HEIGHTS 3215 (VG)**

Agent Comments

4   -   -

**Price:** \$605,000

**Method:** Sale

**Date:** 20/07/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 704 sqm approx



**7 Royal Cr HAMLYN HEIGHTS 3215 (REI)**

Agent Comments

4   3   4

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**37 Heather St HAMLYN HEIGHTS 3215 (VG)**

Agent Comments

3   -   -

**Price:** \$560,000

**Method:** Sale

**Date:** 13/08/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

## 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 or  
locality and postcode

1 Strathire Garden, 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)

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

#### Median sale price

Median price \$471,000 House X Suburb or locality 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 HAMLIN HEIGHTS 3215	\$605,000	20/07/2016
7 Royal Cr HAMLIN HEIGHTS 3215	\$580,000	27/05/2017
37 Heather St HAMLIN HEIGHTS 3215	\$560,000	13/08/2016