

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Units offered for sale

Address Including suburb or locality and postcode	1,4,5&8/72-74 Vines Road, Hamlyn Heights
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1/72-74 Vines Road, Hamlyn Heights	\$*	or range between	\$665,000	&	\$695,000
4/72-74 Vines Road, Hamlyn Heights	\$*	or range between	\$655,000	&	\$685,000
5/72-74 Vines Road, Hamlyn Heights	\$*	or range between	\$655,000	&	\$685,000
8/72-74 Vines Road, Hamlyn Heights	\$*	or range between	\$665,000	&	\$695,000

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$580,000		Hamlyn Heights
Period - From	01/01/2021	To	29/07/2021
Source	Core Logic		

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1 1A Bonview Avenue, Herne Hill	\$711,500	05/06/2021
	2 25A June Avenue, Hamlyn Heights	\$681,000	26/05/2021
	3 9B Mary Street, Hamlyn Heights	\$712,000	28/06/2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

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This Statement of Information was prepared on: 29/07/2021