

#### Property offered for sale

Address: 24 Sycamore Street Hamlyn Heights

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$460,000 & \$500,000

#### Median sale price

Median price: \$515,000 House Suburb: Hamlyn Heights  
Period - From: 01/10/2017 to 31/12/2017 Source: PDOL

#### Comparable property sales

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



**27 Heather St**  
**HAMLYN HEIGHTS**  
Sold by Private Sale \$455,200  
Date Sold 21/02/2018

3 1 1



**1 Murray St**  
**HAMLYN HEIGHTS**  
Sold by Private Sale \$455,000  
Date Sold 28/11/2017  
Land 650 SqM

3



**88 Vines Rd**  
**HAMLYN HEIGHTS**  
Positioned in the residential growth zone on 650sqm, the development potential (STCA) this property presents the future  
Sold by Auction \$470,000  
Date Sold 23/11/2017  
Land 650 SqM

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