

#### Property offered for sale

Address: 8 Highview Parade Hamlyn Heights

#### Indicative selling price

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

Range between: \$450,000 & \$490,000

#### Median sale price

Median price: \$500,000 House Suburb: Hamlyn Heights




Period - From: 01/07/2017 to 30/09/2017 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.



#### 19 Tahara St HAMLYN HEIGHTS

3  1  3 

Fantastic opportunity to buy in this highly popular location of Hamlyn Heights. Immaculate 3 bedroom family home situated on




**Sold by Private Sale** \$482,500

**Date Sold** Sep 2017

**Land** 699 SqM



#### 26 Gladstone St HAMLYN HEIGHTS

3  1  2 

Once in a while we are lucky enough to see a home that has not only been well built, but well loved and maintained from a golden




**Sold by Auction** \$530,000

**Date Sold** Aug 2017

**Land** 690 SqM



#### 92 Heytesbury St HERNE HILL

3  1  1 

Endless opportunities present themselves here with this solid brick veneer corner block home boasting a double street frontage

**Sold by Auction** \$447,500

**Date Sold** Jun 2017

**Land** 624 SqM