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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1 Moulamein Court Hamlyn Heights VIC 3215

 4  2  2

Indicative Selling Price

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

Single Price \$560,000

Median Sale Price

\$523,000 Houses in Hamlyn heights between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



17 Sheridan Street Hamlyn Heights VIC 3215

 4  2  2

Sold Price **\$582,000** Sold Date **10-Jun-17**

Distance **0.4km**



24 Sycamore Street Hamlyn Heights VIC 3215

 4  2  2

Sold Price **\$607,000** Sold Date **07-Apr-18**

Distance **0.42km**



4 Wilks Street Hamlyn Heights VIC 3215

 4  2  2

Sold Price **\$595,000** Sold Date **03-Apr-18**

Distance **0.66km**

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