



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/37 Sladen Street,  
HAMLYN HEIGHTS 3215**

House

3 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$495,000 - \$535,000**

### Median sale price

Median **House** for **HAMLYN HEIGHTS** for period **Nov 2016 - Nov 2017**

Sourced from **Pricefinder**.

**\$460,000**

### 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 the most comparable to the property for sale.

**26 Stoddart Street,**  
Hamlyn Heights 3215

**Price \$512,000** Sold 14  
October 2017

**136B Church Street,**  
Hamlyn Heights 3215

**Price \$505,000** Sold 23  
October 2017

**3/37 Sladen Street,**  
Hamlyn Heights 3215

**Price \$499,000** Sold 03  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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