

Statement of Information

Sections 47AF of the Estate Agents Act 1980

17 Sheridan Street,
HAMLYN HEIGHTS 3215

House

5 beds

2 baths

2 parking

Indicative selling price

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

Range from \$ 590,000 - \$ 649,000

Median sale price

Median **House** for **Hamlyn Heights** for period **Apr 2016 - Mar 2017**
Sourced from **Pricefinder**.

\$ 422,250

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

10 Sheridan Street,
Hamlyn Heights 3215

Price \$ 593,000 Sold 06 May 2017

36 Toyne Avenue,
Hamlyn Heights 3215

Price \$ 631,000 Sold 24 April 2017

38 Drysdale Avenue,
Hamlyn Heights 3215

Price \$ 600,000 Sold 22 April 2017

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

 **Adam Murphy**

03 5229 4440
0421 306 247

adam.murphy@hayeswinckle.com.au

[**hayeswinckle**]

**Team 3219 Pty Ltd t/as Hayeswinckle
Agent**

267 Myers Street,
East Geelong VIC 3219