

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

14 Sladen Street, Hamlyn Heights, VIC 3215

Indicative selling price

\$ 480,000 - \$520,000

Range between

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

Median sale price

Median price
\$ 535,000

House

*Delete house or unit as applicable

Suburb
HAMLYN HEIGHTS

Period
24/01/2018 - 24/07/2019

Source
Price Finder

Comparable property sales

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



5 GLENGATE STREET
HAMLYN HEIGHTS

3 1 1

Normal Sale \$520,000
Date Sold 02/05/2018
Land 639 sqm



38 SLADEN STREET
HAMLYN HEIGHTS

3 1 2

Normal Sale \$500,000
Date Sold 01/07/2018
Land 663 sqm



37 SYCAMORE STREET
HAMLYN HEIGHTS

3 1 1

Normal Sale \$480,000
Date Sold 09/03/2018
Land 623 sqm