



E jimcross@mcgrath.com.au

Unit Offered for Sale

2/1 Sheridan Street Hamlyn Heights VIC 3215

□ 3 □ 2 □ 2

Indicative Selling Price

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

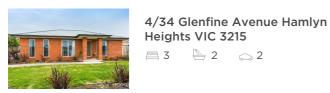
Range between \$420,000 & \$450,000

Median Sale Price

\$329,500 Units in Hamlyn Heights between May 2016 - Apr 2017 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.



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	1/45 Sladen Street Hamlyn Heights VIC 3215	Sold Price	\$440,000	Sold Date	02-Mar-17
	$\equiv 3 \textcircled{2} \bigcirc 2 \bigcirc 2$			Distance	0.17km

Sold Price

\$420,000

Sold Date 02-Mar-17

0.14km

Distance



6. 1	3/170 Church Street Hamlyn Heights VIC 3215			Sold	Price	\$419,000	Sold Date	18-May-17
	₫ 3	2	⇒ 1				Distance	1.22km

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