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### HOUSE Offered for Sale

37 Sycamore Street, Hamlyn Heights VIC 3215

3  1  1 

### Indicative Selling Price

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

Single Price \$459,000







### Median Sale Price

\$492,500 Houses in Hamlyn heights between Mar 2017 - Feb 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.

						
	10 Ebdon Street Hamlyn Heights VIC 3215	Sold Price	\$410,000	Sold Date	12-Dec-17	
	3      1      1			Distance	1.59km	
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	17 Lily Street Hamlyn Heights VIC 3215	Sold Price	\$462,500	Sold Date	11-Dec-17	
	3      1      2			Distance	1.34km	
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	27 Heather Street Hamlyn Heights VIC 3215	Sold Price	\$455,200	Sold Date	21-Feb-18	
	3      1      1			Distance	0.4km	