

Hamilton — Real Estate -

140 Thompson Street, Hamilton, VIC, 3300

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 MARGARET ROAD, HAMILTON, VIC







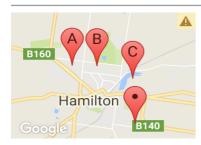
Indicative Selling Price

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

Single Price:

490,000

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$215,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



12 KENT RD, HAMILTON, VIC 3300







Sale Price

\$430,000

Sale Date: 30/03/2016

Distance from Property: 4.7km





6 KERR ST, HAMILTON, VIC 3300







Sale Price

Price Withheld

Sale Date: 07/08/2017

Distance from Property: 3.9km





16 WADE ST, HAMILTON, VIC 3300







Sale Price

\$425,000

Sale Date: 08/09/2016

Distance from Property: 2.6km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Prop	erty	offered	l for	sale

Address Including suburb and postcode	19 MARGARET ROAD, HAMILTON, VIC 3300
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Indicative selling price

Single Price: 490,000

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting

Median	sale	price

Median price	\$215,000	House	X	Unit	Suburb	HAMILTON
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder	

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 KENT RD, HAMILTON, VIC 3300	\$430,000	30/03/2016
6 KERR ST, HAMILTON, VIC 3300	Price Withheld	07/08/2017
16 WADE ST, HAMILTON, VIC 3300	\$425,000	08/09/2016

