

Hamilton — Real Estate -

140 Thompson Street, Hamilton, VIC, 3300

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 MASON COURT, HAMILTON, VIC 3300







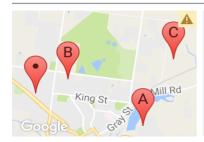
Indicative Selling Price

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

Price Range:

\$340,000 to \$360,000

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$210,000

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.



1 LORD ST, HAMILTON, VIC 3300







Sale Price

Price Withheld

Sale Date: 03/04/2017

Distance from Property: 3km





15 DAVID ST, HAMILTON, VIC 3300







Sale Price

\$379,000

Sale Date: 21/12/2016

Distance from Property: 950m





136 LEURA LANE, HAMILTON, VIC 3300







Sale Price

\$360.000

Sale Date: 15/09/2016

Distance from Property: 3.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 MASON COURT, HAMILTON, VIC 3300
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Indicative selling price

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

Price Range: \$340,000 to \$360,000

Median sale price

Median price	\$210,000	House	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
1 LORD ST, HAMILTON, VIC 3300	Price Withheld	03/04/2017
15 DAVID ST, HAMILTON, VIC 3300	\$379,000	21/12/2016
136 LEURA LANE, HAMILTON, VIC 3300	\$360,000	15/09/2016

