



# STATEMENT OF INFORMATION

5 MASON COURT, HAMILTON, VIC 3300

PREPARED BY HAMILTON REAL ESTATE, 140 THOMPSON STREET HAMILTON



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 MASON COURT, HAMILTON, VIC 3300**

4 2 2

**Indicative Selling Price**

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

## 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**

4 2 4

**Sale Price**

**Price Withheld**

Sale Date: 03/04/2017

Distance from Property: 3km



**15 DAVID ST, HAMILTON, VIC 3300**

4 2 4

**Sale Price**

**\$379,000**

Sale Date: 21/12/2016

Distance from Property: 950m



**136 LEURA LANE, HAMILTON, VIC 3300**

4 2 2

**Sale Price**

**\$360,000**

Sale Date: 15/09/2016

Distance from Property: 3.7km



This report has been compiled on 05/07/2017 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

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Price Range:

\$340,000 to \$360,000

Median sale price

Median price

\$210,000

House

X

Unit

Suburb

HAMILTON

Period

01 July 2016 to 30 June 2017

Source



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   |