

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9-15 HOTCHIN STREET, KATAMATITE, VIC**  3  1  -

### Indicative Selling Price

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

Single Price: **\$320,000**

## MEDIAN SALE PRICE



### KATAMATITE, VIC, 3649

Suburb Median Sale Price (House)

**\$117,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**27 BEEK ST, KATAMATITE, VIC 3649**

 3  2  3

Sale Price

**\$236,500**

Sale Date: 10/01/2018

Distance from Property: 429m



**12 HOTCHIN ST, KATAMATITE, VIC 3649**

 3  1  2

Sale Price

**\$200,000**

Sale Date: 12/01/2017

Distance from Property: 97m



**45 MOORE ST, KATAMATITE, VIC 3649**

 3  2  2

Sale Price

**\$250,000**

Sale Date: 20/09/2016

Distance from Property: 591m



This report has been compiled on 20/06/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

9-15 HOTCHIN STREET, KATAMATITE, VIC 3649

Indicative selling price

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

Single Price:

\$320,000

Median sale price

Median price

\$117,000

House

X

Unit


Suburb

KATAMATITE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
27 BEEK ST, KATAMATITE, VIC 3649	\$236,500	10/01/2018
12 HOTCHIN ST, KATAMATITE, VIC 3649	\$200,000	12/01/2017
45 MOORE ST, KATAMATITE, VIC 3649	\$250,000	20/09/2016