

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

55 Alexandra Parade Hamilton VIC 3300

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$309,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$212,000

Property type

House

Suburb

Hamilton

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

123 Lonsdale Street Hamilton VIC 3300	\$290,000	14-Feb-19
7 Shakespeare Street Hamilton VIC 3300	\$320,000	08-Jul-18
12 Rountree Street Hamilton VIC 3300	\$295,000	19-Jun-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 June 2020



123 Lonsdale Street Hamilton VIC 3300

 4  1  1

Sold Price

\$290,000

Sold Date

14-Feb-19

Distance

0.39km



7 Shakespeare Street Hamilton VIC 3300

 4  1  1

Sold Price

\$320,000

Sold Date

08-Jul-18

Distance

0.4km



12 Rountree Street Hamilton VIC 3300

 4  1  4

Sold Price

\$295,000

Sold Date

19-Jun-18

Distance

0.61km



47 Shakespeare Street Hamilton VIC 3300

 3  1  2

Sold Price

\$285,000

Sold Date

21-Feb-20

Distance

0.39km



16 Clarendon Street Hamilton VIC 3300

 3  1  2

Sold Price

\$325,000

Sold Date

03-Oct-19

Distance

0.52km



67 Shakespeare Street Hamilton VIC 3300

 3  1  2

Sold Price

\$285,000

Sold Date

02-Aug-19

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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102 Bree Road Hamilton VIC 3300

Sold Price

\$310,000

Sold Date

02-Aug-18

 3  1  4

Distance

1.01km



117 Kent Road Hamilton VIC 3300

Sold Price

\$290,000

Sold Date

10-Mar-20

 4  1  1

Distance

1.06km



91 Kent Road Hamilton VIC 3300

Sold Price

\$287,500

Sold Date

18-Nov-19

 3  1  2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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