

## 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

78 Mount Napier Road Hamilton VIC 3300

### Indicative selling price

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

Single Price

\$215,000

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

15 Roscoe Avenue Hamilton VIC 3300	\$217,500	11-Jan-19
4 Morongo Avenue Hamilton VIC 3300	\$208,000	08-Jun-19
6 Norma Avenue Hamilton VIC 3300	\$210,000	19-Mar-20

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: 03 June 2020



**15 Roscoe Avenue Hamilton VIC 3300**

 3  1  1

Sold Price

**\$217,500**

Sold Date

**11-Jan-19**

Distance

**1km**



**4 Morongo Avenue Hamilton VIC 3300**

 3  1  2

Sold Price

**\$208,000**

Sold Date

**08-Jun-19**

Distance

**1.33km**



**6 Norma Avenue Hamilton VIC 3300**

 3  1  1

Sold Price

**\$210,000**

Sold Date

**19-Mar-20**

Distance

**1.43km**



**72 Mount Napier Road Hamilton VIC 3300**

 3  1  2

Sold Price

**\$202,000**

Sold Date

**24-Dec-18**

Distance

**0.06km**



**31 Strachan Street Hamilton VIC 3300**

 3  1  2

Sold Price

**\$197,500**

Sold Date

**19-Feb-19**

Distance

**1.63km**



**10 Hewett Court Hamilton VIC 3300**

 3  1  2

Sold Price

**\$215,000**

Sold Date

**27-May-19**

Distance

**1.65km**

RS = Recent sale

UN = Undisclosed Sale

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**9 Goldsmith Street Hamilton VIC 3300**

 3  1  1

Sold Price **\$220,000** Sold Date **28-Nov-18**

Distance **1.79km**



**10 Dickens Street Hamilton VIC 3300**

 3  1  1

Sold Price **\$209,000** Sold Date **31-Oct-19**

Distance **2.33km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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