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 (*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 2	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



consumer.vic.gov.au





15 Roscoe Avenue Hamilton VIC 3300	Sold Price	\$217,500 Sold Date	11-Jan-19
🖴 3 🕒 1 😞 1		Distance	1km



-	4 Morongo Avenue Hamilton VIC 3300		Sold Price	\$208,000	Sold Date	08-Jun-19	
	= 3	1	, 2			Distance	1.33km



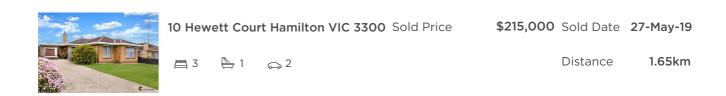
6 Norma Avenue Hamilton VIC 3300			Sold Price	\$210,000	Sold Date	19-Mar-20
= 3	1	⇔ 1			Distance	1.43km



	72 Mou VIC 33	 er Road Hamilton	Sold Price	\$202,000	Sold Date	24-Dec-18
14 M	昌 3	⇔ 2			Distance	0.06km



31 Strachan Street Hamilton VIC 3300		Sold Price	\$197,500 Sold Date	19-Feb-19	
▤ 3	1	⇔ 2		Distance	1.63km



RS = Recent sale UN = Undisclosed Sale

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9 Golds 3300	smith St	reet Hamilton VIC	Sold Price	\$220,000	Sold Date	28-Nov-18
昌3 👆 1 🞧 1					Distance	1.79km



10 Dickens Street Hamilton VICSold Price\$209,000Sold Date31-Oct-193300□□□□□□2.33km

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