

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**27 STEPHEN STREET, HAMILTON, VIC**

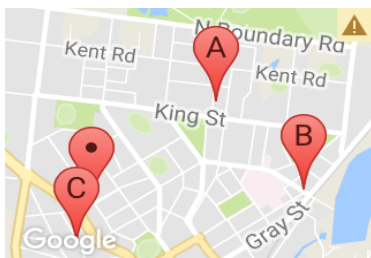
 **3**  **1**  **1**

**Indicative Selling Price**

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

**Single Price:** **\$165,000**

## MEDIAN SALE PRICE



**HAMILTON, VIC, 3300**

**Suburb Median Sale Price (House)**

**\$197,500**

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

## 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.



**14 CLARENCE ST, HAMILTON, VIC 3300**

 **3**  **1**  **2**

**Sale Price**

**Price Withheld**

Sale Date: 03/10/2017

Distance from Property: 1.1km



**53 TYERS ST, HAMILTON, VIC 3300**

 **2**  **1**  **-**

**Sale Price**

**Price Withheld**

Sale Date: 17/01/2018

Distance from Property: 1.4km



**25 BYRON ST, HAMILTON, VIC 3300**

 **2**  **1**  **1**

**Sale Price**

**Price Withheld**

Sale Date: 20/12/2017

Distance from Property: 305m



This report has been compiled on 18/01/2018 by Hamilton 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

27 STEPHEN STREET, HAMILTON, VIC 3300

Indicative selling price

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

Single Price: \$165,000

Median sale price

Median price

\$197,500

House

X

Unit


Suburb

HAMILTON

Period

01 January 2017 to 31 December 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
14 CLARENCE ST, HAMILTON, VIC 3300	Price Withheld	03/10/2017
53 TYERS ST, HAMILTON, VIC 3300	Price Withheld	17/01/2018
25 BYRON ST, HAMILTON, VIC 3300	Price Withheld	20/12/2017