

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

4 Grange Street 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$215,000

Property type

House

Suburb

Hamilton

Period-from

01 Aug 2019

to

31 Jul 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

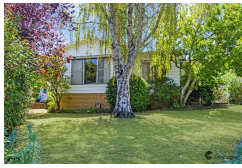
Date of sale

38 Carmichael Street Hamilton VIC 3300	\$405,000	25-Jun-20
16 Goldsmith Street Hamilton VIC 3300	\$380,000	19-Mar-20
22 Andrews Street Hamilton VIC 3300	\$437,500	20-Sep-19

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: 12 August 2020



38 Carmichael Street Hamilton VIC 3300

Sold Price

\$405,000

Sold Date

25-Jun-20

 3  2  1

Distance

1.25km



16 Goldsmith Street Hamilton VIC 3300

Sold Price

\$380,000

Sold Date

19-Mar-20

 4  1  -

Distance

1.34km



22 Andrews Street Hamilton VIC 3300

Sold Price

\$437,500

Sold Date

20-Sep-19

 4  2  4

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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