



STATEMENT OF INFORMATION

108 KENT ROAD, HAMILTON, VIC 3300

PREPARED BY HAMILTON REAL ESTATE, 140 THOMPSON STREET HAMILTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



108 KENT ROAD, HAMILTON, VIC 3300

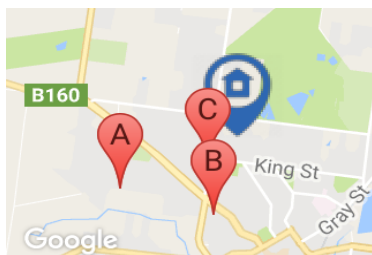
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$179,000

SUBURB MEDIAN



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$221,250

01 April 2016 to 31 March 2017

Provided by:

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.



128 KENNY ST, HAMILTON, VIC 3300

3 1 1

Sale Price

\$174,000

Sale Date: 16/01/2017

Distance from Property: 1.7km



42 BURNS ST, HAMILTON, VIC 3300

3 1 4

Sale Price

\$195,000

Sale Date: 19/12/2016

Distance from Property: 1.2km



107 MT BAIMBRIDGE RD, HAMILTON, VIC

3 1 1

Sale Price

\$185,000

Sale Date: 06/12/2016

Distance from Property: 539m



This report has been compiled on 12/05/2017 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2017 - 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

108 KENT ROAD, HAMILTON, VIC 3300

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range

\$179,000

Median sale price

Median price

\$221,250

House

X

Unit

Suburb

HAMILTON

Period

01 April 2016 to 31 March 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
128 KENNY ST, HAMILTON, VIC 3300	\$174,000	16/01/2017
42 BURNS ST, HAMILTON, VIC 3300	\$195,000	19/12/2016
107 MT BAIMBRIDGE RD, HAMILTON, VIC 3300	\$185,000	06/12/2016