

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



127 NORTH BOUNDARY ROAD,

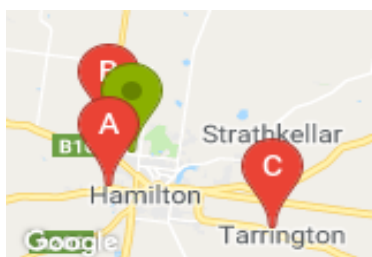
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Indicative Selling Price

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

Single Price: \$350,000

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$220,000

01 July 2017 to 30 June 2018

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.



7233 DARTMOOR-HAMILTON RD,

 3  2  4

Sale Price

\$439,000

Sale Date: 26/11/2017

Distance from Property: 2.3km



418 HENTY HWY, HAMILTON, VIC 3300

 3  2  3

Sale Price

\$342,500

Sale Date: 27/10/2017

Distance from Property: 1.6km



69 WALKENHORST RD, TARRINGTON, VIC

 3  2  3

Sale Price

\$415,000

Sale Date: 08/01/2018

Distance from Property: 8.6km



This report has been compiled on 25/07/2018 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2018 - 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

Property offered for

Address
Including suburb and

127 NORTH BOUNDARY ROAD, HAMILTON, VIC

Indicative selling price

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

Single Price: \$350,000

Median sale price

Median price

\$220,000

House

X

Unit


Suburb

HAMILTON

Period

01 July 2017 to 30 June 2018

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	Price	Date of sale
7233 DARTMOOR-HAMILTON RD, HAMILTON, VIC 3300	\$439,000	26/11/2017
418 HENTY HWY, HAMILTON, VIC 3300	\$342,500	27/10/2017
69 WALKENHORST RD, TARRINGTON, VIC 3301	\$415,000	08/01/2018