

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 DINWOODIE STREET, HAMILTON, VIC

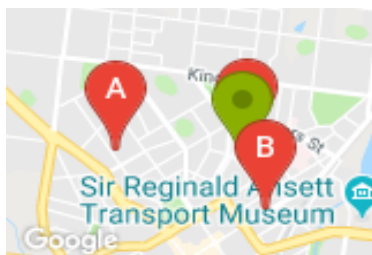
 4  2  -

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 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



40 STEPHEN ST, HAMILTON, VIC 3300

 4  2  9

Sale Price

***\$370,000**

Sale Date: 20/05/2018

Distance from Property: 824m



277 GRAY ST, HAMILTON, VIC 3300

 4  1  2

Sale Price

\$352,500

Sale Date: 15/12/2017

Distance from Property: 380m



10 GARTON ST, HAMILTON, VIC 3300

 3  2  4

Sale Price

\$340,000

Sale Date: 19/01/2018

Distance from Property: 104m



This report has been compiled on 28/06/2018 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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 DINWOODIE STREET, 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 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
40 STEPHEN ST, HAMILTON, VIC 3300	*\$370,000	20/05/2018
277 GRAY ST, HAMILTON, VIC 3300	\$352,500	15/12/2017
10 GARTON ST, HAMILTON, VIC 3300	\$340,000	19/01/2018