



STATEMENT OF INFORMATION

28 STEPHEN STREET, HAMILTON, VIC 3300

PREPARED BY HAMILTON REAL ESTATE, 140 THOMPSON STREET HAMILTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 STEPHEN STREET, HAMILTON, VIC

3 1 3

Indicative Selling Price

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

Single Price: \$235,000

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$215,000

01 July 2016 to 30 June 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.



51 CARMICHAEL ST, HAMILTON, VIC 3300

3 1 5

Sale Price

\$225,000

Sale Date: 02/05/2017

Distance from Property: 956m



15 GARTON ST, HAMILTON, VIC 3300

3 1 2

Sale Price

\$230,000

Sale Date: 18/04/2017

Distance from Property: 829m



57 SHAKESPEARE ST, HAMILTON, VIC 3300

3 1 2

Sale Price

\$250,000

Sale Date: 18/01/2017

Distance from Property: 403m



This report has been compiled on 19/09/2017 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

28 STEPHEN STREET, HAMILTON, VIC 3300

Indicative selling price

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

Single Price:

\$235,000

Median sale price

Median price

\$215,000

House

X

Unit


Suburb

HAMILTON

Period

01 July 2016 to 30 June 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
51 CARMICHAEL ST, HAMILTON, VIC 3300	\$225,000	02/05/2017
15 GARTON ST, HAMILTON, VIC 3300	\$230,000	18/04/2017
57 SHAKESPEARE ST, HAMILTON, VIC 3300	\$250,000	18/01/2017