

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**65 BREE ROAD, HAMILTON, VIC 3300**

3 bedrooms, 1 bathroom, 1 car space

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$45,000 to \$49,500**

## MEDIAN SALE PRICE



**HAMILTON, VIC, 3300**

**Suburb Median Sale Price (House)**

**\$200,000**

01 January 2017 to 31 December 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.



**41 BREE RD, HAMILTON, VIC 3300**

3 bedrooms, 1 bathroom, 1 car space

**Sale Price**

**\$65,000**

Sale Date: 14/09/2017

Distance from Property: 191m



**15 COULTER AVE, HAMILTON, VIC 3300**

3 bedrooms, 1 bathroom, 1 car space

**Sale Price**

**\$55,000**

Sale Date: 25/07/2017

Distance from Property: 916m



**7 DIGBY RD, HAMILTON, VIC 3300**

3 bedrooms, 1 bathroom, 2 car spaces

**Sale Price**

**\$70,000**

Sale Date: 10/02/2017

Distance from Property: 2km



This report has been compiled on 25/01/2018 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

65 BREE ROAD, HAMILTON, VIC 3300

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$45,000 to \$49,500

Median sale price

Median price

\$200,000

House

X

Unit


Suburb

HAMILTON

Period

01 January 2017 to 31 December 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
41 BREE RD, HAMILTON, VIC 3300	\$65,000	14/09/2017
15 COULTER AVE, HAMILTON, VIC 3300	\$55,000	25/07/2017
7 DIGBY RD, HAMILTON, VIC 3300	\$70,000	10/02/2017