



STATEMENT OF INFORMATION

2/3 RILEY STREET, HAMILTON, VIC 3300

PREPARED BY ROSI EGERTON, HAMILTON REAL ESTATE, PHONE: 0408 199 794

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/3 RILEY STREET, HAMILTON, VIC 3300

 2  1  1

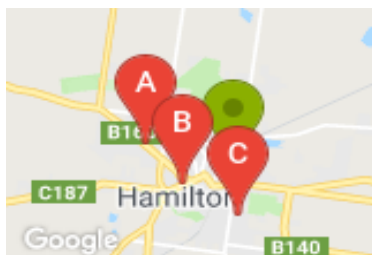
Indicative Selling Price

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

Price Range: \$210,000 to \$230,000

Provided by: Rosi Egerton, Hamilton Real Estate

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (Unit)

\$164,500

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.



1/161 COLERAINE RD, HAMILTON, VIC 3300

 2  1  1

Sale Price

\$210,000

Sale Date: 21/12/2017

Distance from Property: 2.5km



2/69 HAMILTON PL, HAMILTON, VIC 3300

 2  1  1

Sale Price

\$221,000

Sale Date: 13/01/2017

Distance from Property: 1.4km



5/28 FYFE ST, HAMILTON, VIC 3300

 2  1  1

Sale Price

\$225,000

Sale Date: 22/12/2016

Distance from Property: 1.3km



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

2/3 RILEY STREET, HAMILTON, VIC 3300

Indicative selling price

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

Price Range:

\$210,000 to \$230,000

Median sale price

Median price

\$164,500

House

Unit

X

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
1/161 COLERAINE RD, HAMILTON, VIC 3300	\$210,000	21/12/2017
2/69 HAMILTON PL, HAMILTON, VIC 3300	\$221,000	13/01/2017
5/28 FYFE ST, HAMILTON, VIC 3300	\$225,000	22/12/2016