

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 or
locality and postcode

42 & 52 Bella Vista Place, HAMILTON VIC 3300

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*129,000 & \$139,000

Median sale price

(*Delete house or unit as applicable)

Median price \$115,000 *House *Unit Suburb or locality Hamilton

Period - From June 2016 to May 2017 Source RP Data

Comparable property sales (*Delete A or B below as applicable)

A* 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
1 49 Bella Vista Place, HAMILTON	\$132,500	09/09/16
2 Lot 3 Hiller Lane, HAMILTON	\$139,000	25/11/16
3 39 Bella Vista Place, HAMILTON	\$115,000	09/01/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.