

STATEMENT OF INFORMATION

7915 HAMILTON HIGHWAY, TARRINGTON, VIC 3301 PREPARED BY ROSI EGERTON, HAMILTON REAL ESTATE, PHONE: 0408 199 794



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7915 HAMILTON HIGHWAY, TARRINGTON, 🕮 4 🕒 2 😓 2







Indicative Selling Price

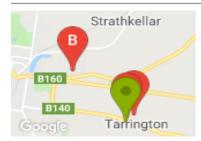
For the meaning of this price see consumer.vic.au/underquoting

\$450,000

Single Price:

Provided by: Rosi Egerton, Hamilton Real Estate

MEDIAN SALE PRICE



TARRINGTON, VIC, 3301

Suburb Median Sale Price (House)

\$303,500

01 January 2018 to 31 December 2018

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.



716 TARRINGTON-STRATHKELLAR RD,







Sale Price

\$475,000

Sale Date: 01/09/2017

Distance from Property: 590m





32 PAYNES RD, HAMILTON, VIC 3300









Sale Price

\$450,000

Sale Date: 07/06/2018

Distance from Property: 4km





69 WALKENHORST RD, TARRINGTON, VIC







Sale Price

\$415.000

Sale Date: 08/01/2018

Distance from Property: 265m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	7915 HAMILTON HIGHWAY, TARRINGTON, VIC 3301
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquo					
Single Price:	\$450,000				

Median sale price

Median price	\$303,500	House	X	Unit	Suburb	TARRINGTON
Period	01 January 2018 to 31 December 2018		Source	pricefinder		

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
716 TARRINGTON-STRATHKELLAR RD, TARRINGTON, VIC 3301	\$475,000	01/09/2017
32 PAYNES RD, HAMILTON, VIC 3300	\$450,000	07/06/2018
69 WALKENHORST RD, TARRINGTON, VIC 3301	\$415,000	08/01/2018

