



# STATEMENT OF INFORMATION

10 GARTON STREET, HAMILTON, VIC 3300

PREPARED BY HAMILTON REAL ESTATE, 93 THOMPSON STREET HAMILTON



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



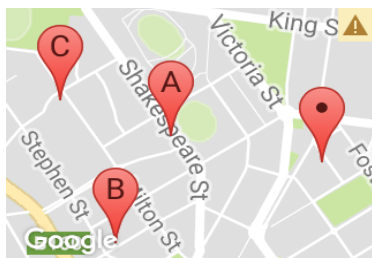
**10 GARTON STREET, HAMILTON, VIC 3300**  4  2  -

### Indicative Selling Price

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

Single Price: **\$340,000**

## MEDIAN SALE PRICE



### HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

**\$205,000**

01 October 2016 to 30 September 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.



**39 SHAKESPEARE ST, HAMILTON, VIC 3300**  4  2  2

Sale Price

**\$325,000**

Sale Date: 09/09/2017

Distance from Property: 505m



**23 COLLINS ST, HAMILTON, VIC 3300**  3  1  3

Sale Price

**\$320,000**

Sale Date: 31/08/2017

Distance from Property: 738m



**65 MILTON ST, HAMILTON, VIC 3300**  3  2  6

Sale Price

**\$325,000**

Sale Date: 11/05/2017

Distance from Property: 886m



This report has been compiled on 13/12/2017 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2017 - [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

10 GARTON STREET, HAMILTON, VIC 3300

Indicative selling price

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

Single Price:

\$340,000

Median sale price

Median price

\$205,000

House

X

Unit


Suburb

HAMILTON

Period

01 October 2016 to 30 September 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
39 SHAKESPEARE ST, HAMILTON, VIC 3300	\$325,000	09/09/2017
23 COLLINS ST, HAMILTON, VIC 3300	\$320,000	31/08/2017
65 MILTON ST, HAMILTON, VIC 3300	\$325,000	11/05/2017