

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 STEPHEN STREET, HAMILTON, VIC**

 4  2  2

**Indicative Selling Price**

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

**Single Price: \$380,000**

## MEDIAN SALE PRICE



**HAMILTON, VIC, 3300**

**Suburb Median Sale Price (House)**

**\$210,000**

01 April 2017 to 31 March 2018

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.



**10 DAVID ST, HAMILTON, VIC 3300**

 4  2  4

**Sale Price**

**\$420,000**

Sale Date: 21/01/2018

Distance from Property: 1.1km



**32 CHAUCER ST, HAMILTON, VIC 3300**

 3  2  2

**Sale Price**

**\*\*\$370,000**

Sale Date: 05/03/2018

Distance from Property: 613m



**6 KERR ST, HAMILTON, VIC 3300**

 3  2  2

**Sale Price**

**\$440,000**

Sale Date: 07/08/2017

Distance from Property: 1.1km



This report has been compiled on 13/04/2018 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

40 STEPHEN 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:

\$380,000

Median sale price

Median price

\$210,000

House

X

Unit


Suburb

HAMILTON

Period

01 April 2017 to 31 March 2018

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
10 DAVID ST, HAMILTON, VIC 3300	\$420,000	21/01/2018
32 CHAUCER ST, HAMILTON, VIC 3300	**\$370,000	05/03/2018
6 KERR ST, HAMILTON, VIC 3300	\$440,000	07/08/2017