

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



## HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

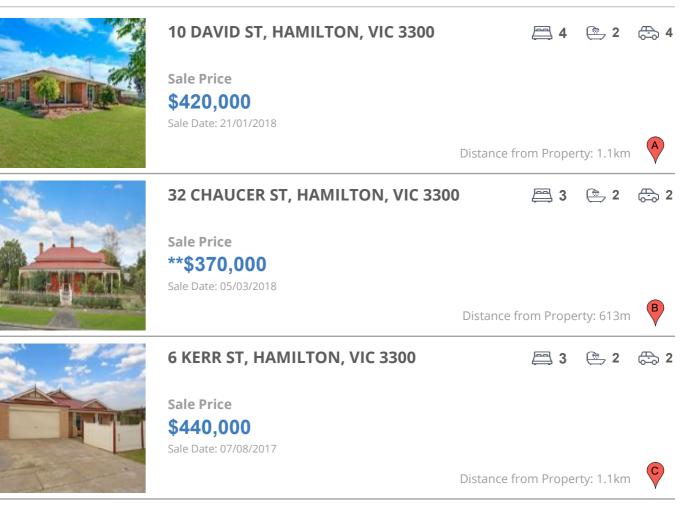
\$210,000

01 April 2017 to 31 March 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.



This report has been compiled on 13/04/2018 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 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

Single Price:

\$380,000

### Median sale price

Median price	\$210,000	House	Х	Unit	Suburb	HAMILTON
Period	01 April 2017 to 31 March 2018		Source	р	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
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