

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

67 Ballarat Road 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

\$179,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$210,000

Property type

House

Suburb

Hamilton

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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

| | | |
|--------------------------------------|-----------|-----------|
| 4 Morongo Avenue Hamilton VIC 3300 | \$208,000 | 08-Jun-19 |
| 31 Strachan Street Hamilton VIC 3300 | \$197,500 | 19-Feb-19 |
| 8 Elva Avenue Hamilton VIC 3300 | \$200,000 | 30-May-19 |

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.~~

This Statement of Information was prepared on: 05 February 2020



4 Morongo Avenue Hamilton VIC 3300

 3  1  2

Sold Price

\$208,000

Sold Date

08-Jun-19

Distance

0.08km



31 Strachan Street Hamilton VIC 3300

 3  1  2

Sold Price

\$197,500

Sold Date

19-Feb-19

Distance

0.31km



8 Elva Avenue Hamilton VIC 3300

 3  1  2

Sold Price

\$200,000

Sold Date

30-May-19

Distance

1.01km



21 Clarence Street Hamilton VIC 3300

 3  1  2

Sold Price

\$180,000

Sold Date

03-Mar-19

Distance

1.86km



10 Hector Street Hamilton VIC 3300

 3  1  1

Sold Price

Sold Date

09-Dec-19

Distance

2km



138 Mount Napier Road Hamilton VIC 3300

 3  1  1

Sold Price

Sold Date

01-Oct-18

Distance

2.05km

RS = Recent sale

UN = Undisclosed Sale

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