

Hamilton — Real Estate -

140 Thompson Street, Hamilton, VIC, 3300

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 MILTON STREET, HAMILTON, VIC 3300 🕮 3 🕒 1







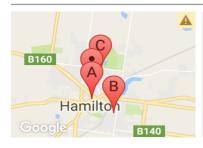
Indicative Selling Price

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

Single Price:

\$210,000

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$210,000

01 July 2016 to 30 June 2017

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.



67 HAMILTON PL, HAMILTON, VIC 3300







Sale Price

\$192,000

Sale Date: 13/02/2017

Distance from Property: 781m





45 LAIDLAW ST, HAMILTON, VIC 3300







Sale Price

\$185,000

Sale Date: 10/02/2017

Distance from Property: 2km





76 PARK ST, HAMILTON, VIC 3300







Sale Price

\$174.000

Sale Date: 10/01/2017

Distance from Property: 890m



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	54 MILTON STREET, HAMILTON, VIC 3300
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Indicative selling price

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

Single Price:	\$210,000
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Median sale price

Median price	\$210,000	House	X	Unit		Suburb	HAMILTON
Period	01 July 2016 to 30 June 2017			Source	се	p	ricefinder

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
67 HAMILTON PL, HAMILTON, VIC 3300	\$192,000	13/02/2017
45 LAIDLAW ST, HAMILTON, VIC 3300	\$185,000	10/02/2017
76 PARK ST, HAMILTON, VIC 3300	\$174,000	10/01/2017

