



STATEMENT OF INFORMATION

54 MILTON STREET, HAMILTON, VIC 3300

PREPARED BY HAMILTON REAL ESTATE, 140 THOMPSON STREET HAMILTON

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

3 1 3

Sale Price

\$192,000

Sale Date: 13/02/2017

Distance from Property: 781m



45 LAIDLAW ST, HAMILTON, VIC 3300

3 1 3

Sale Price

\$185,000

Sale Date: 10/02/2017

Distance from Property: 2km



76 PARK ST, HAMILTON, VIC 3300

3 1 2

Sale Price

\$174,000

Sale Date: 10/01/2017

Distance from Property: 890m



This report has been compiled on 05/07/2017 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2017 - 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

54 MILTON STREET, HAMILTON, VIC 3300

Indicative selling price

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

Single Price:

\$210,000

Median sale price

Median price

\$210,000

House

X

Unit


Suburb

HAMILTON

Period

01 July 2016 to 30 June 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
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