



STATEMENT OF INFORMATION

7 GRACE AVENUE, HAMILTON, VIC 3300

PREPARED BY HAMILTON REAL ESTATE, 140 THOMPSON STREET HAMILTON

 **Hamilton** — Real Estate —

140 Thompson Street, Hamilton, VIC, 3300

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 GRACE AVENUE, HAMILTON, VIC 3300

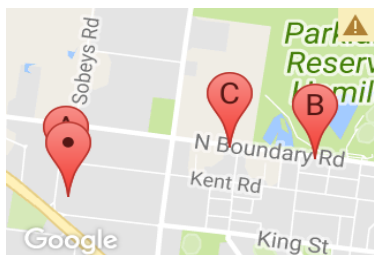
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Indicative Selling Price

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

Price Range: \$140,000 to \$150,000

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$210,000

01 July 2016 to 30 June 2017

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.



24 HAMMOND ST, HAMILTON, VIC 3300

3 1 6

Sale Price

\$160,000

Sale Date: 06/03/2017

Distance from Property: 117m



322 NORTH BOUNDARY RD, HAMILTON, VIC

3 1 2

Sale Price

\$142,000

Sale Date: 16/02/2017

Distance from Property: 1.6km



232 NORTH BOUNDARY RD, HAMILTON, VIC

3 1 2

Sale Price

\$150,000

Sale Date: 11/08/2016

Distance from Property: 1.1km



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

7 GRACE AVENUE, HAMILTON, VIC 3300

Indicative selling price

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

Price Range:

\$140,000 to \$150,000

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
24 HAMMOND ST, HAMILTON, VIC 3300	\$160,000	06/03/2017
322 NORTH BOUNDARY RD, HAMILTON, VIC 3300	\$142,000	16/02/2017
232 NORTH BOUNDARY RD, HAMILTON, VIC 3300	\$150,000	11/08/2016