



# STATEMENT OF INFORMATION

62 HAMMOND STREET, HAMILTON, VIC 3300

PREPARED BY HAMILTON REAL ESTATE, 140 THOMPSON STREET HAMILTON

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**62 HAMMOND STREET, HAMILTON, VIC**

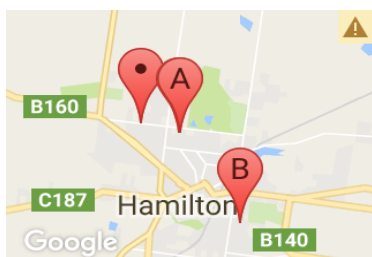
4 2 4

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$300,000 to \$330,000**

## SUBURB MEDIAN



**HAMILTON, VIC, 3300**

**Suburb Median Sale Price (House)**

**\$218,500**

01 April 2016 to 31 March 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.



**15 DAVID ST, HAMILTON, VIC 3300**

4 2 4

**Sale Price**

**\$379,000**

Sale Date: 21/12/2016

Distance from Property: 1.1km



**30 FYFE ST, HAMILTON, VIC 3300**

5 2 5

**Sale Price**

**\$365,000**

Sale Date: 29/06/2016

Distance from Property: 3.9km



**12 DAVID ST, HAMILTON, VIC 3300**

4 2 2

**Sale Price**

**\$325,000**

Sale Date: 17/03/2017

Distance from Property: 1km



This report has been compiled on 09/06/2017 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

62 HAMMOND STREET, HAMILTON, VIC 3300

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$300,000 to \$330,000

Median sale price

Median price

\$218,500

House

X

Unit


Suburb

HAMILTON

Period

01 April 2016 to 31 March 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
15 DAVID ST, HAMILTON, VIC 3300	\$379,000	21/12/2016
30 FYFE ST, HAMILTON, VIC 3300	\$365,000	29/06/2016
12 DAVID ST, HAMILTON, VIC 3300	\$325,000	17/03/2017