



STATEMENT OF INFORMATION

14 ELMORE STREET, HAMILTON, VIC 3300

PREPARED BY ROSI EGERTON, HAMILTON REAL ESTATE, PHONE: 0408 199 794

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 ELMORE STREET, HAMILTON, VIC 3300  3  1  2

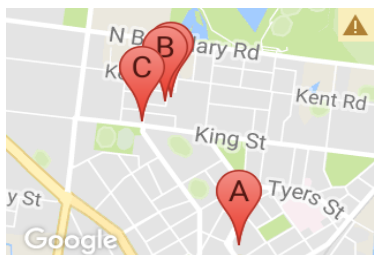
Indicative Selling Price

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

Single Price: **\$229,000**

Provided by: Rosi Egerton, Hamilton Real Estate

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$210,000

01 April 2017 to 31 March 2018

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.



2 LEARMONTH ST, HAMILTON, VIC 3300

 3  1  1

Sale Price

\$235,000

Sale Date: 08/02/2018

Distance from Property: 1.2km



7 ELMORE ST, HAMILTON, VIC 3300

 3  2  2

Sale Price

\$225,000

Sale Date: 15/09/2017

Distance from Property: 43m



1 GORDON ST, HAMILTON, VIC 3300

 3  1  4

Sale Price

\$225,000

Sale Date: 15/08/2017

Distance from Property: 254m



This report has been compiled on 27/04/2018 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2018 - 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

14 ELMORE STREET, HAMILTON, VIC 3300

Indicative selling price

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

Single Price:

\$229,000

Median sale price

Median price

\$210,000

House

X

Unit


Suburb

HAMILTON

Period

01 April 2017 to 31 March 2018

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
2 LEARMONTH ST, HAMILTON, VIC 3300	\$235,000	08/02/2018
7 ELMORE ST, HAMILTON, VIC 3300	\$225,000	15/09/2017
1 GORDON ST, HAMILTON, VIC 3300	\$225,000	15/08/2017