

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



218 RIPPON ROAD, HAMILTON, VIC 3300

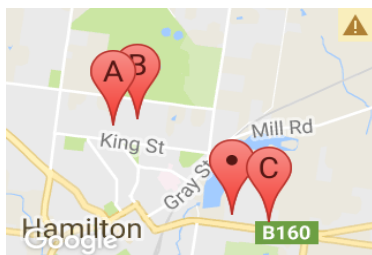
 3  1  2

Indicative Selling Price

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

Single Price: 220,000

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$200,000

01 January 2017 to 31 December 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.



8 CONDON CRT, HAMILTON, VIC 3300

 3  1  3

Sale Price

\$200,000

Sale Date: 30/08/2017

Distance from Property: 2km



176 KENT RD, HAMILTON, VIC 3300

 3  1  4

Sale Price

\$230,000

Sale Date: 05/07/2017

Distance from Property: 1.9km



3 SHANAHAN CRT, HAMILTON, VIC 3300

 3  1  3

Sale Price

\$195,000

Sale Date: 29/05/2017

Distance from Property: 491m



This report has been compiled on 18/01/2018 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

218 RIPPON ROAD, HAMILTON, VIC 3300

Indicative selling price

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

Single Price:

220,000

Median sale price

Median price

\$200,000

House

X

Unit


Suburb

HAMILTON

Period

01 January 2017 to 31 December 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
8 CONDON CRT, HAMILTON, VIC 3300	\$200,000	30/08/2017
176 KENT RD, HAMILTON, VIC 3300	\$230,000	05/07/2017
3 SHANAHAN CRT, HAMILTON, VIC 3300	\$195,000	29/05/2017