



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**234 MT BAIMBRIDGE ROAD,  
HAMILTON 3300**

House



4 beds



2 baths



3 parking

### Indicative selling price

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

**Single price \$485,000**

### Median sale price

Median **House** for **HAMILTON** for period **Dec 2018 - Nov 2019**

Sourced from **Core Logic RP Data**.

**\$210,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**53 Milton Street,**  
Hamilton 3300

Price **\$490,000** Sold 15  
January 2019

**36 McArthur Street,**  
Hamilton 3300

Price **\$495,000** Sold 17 June  
2019

**33 Tatlock Street,**  
Hamilton 3300

Price **\$550,000** Sold 03 April  
2019

This Statement of Information was prepared on 3rd Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic RP Data.

### Elders Real Estate Hamilton

89 Gray Street,  
Hamilton VIC 3300

### Contact agents



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