



## STATEMENT OF INFORMATION

238-242 BALLARAT ROAD, 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



**238-242 BALLARAT ROAD, HAMILTON, VIC**  -  -  -

### Indicative Selling Price

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

Single Price: **\$135,000**

Provided by: Rosi Egerton, Hamilton Real Estate

## MEDIAN SALE PRICE



**HAMILTON, VIC, 3300**

Suburb Median Sale Price (Vacant Land)

**\$105,000**

01 January 2017 to 31 December 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.



**49 BELLA VISTA PL, HAMILTON, VIC 3300**  -  -  -

Sale Price

**\$132,500**

Sale Date: 09/09/2016

Distance from Property: 2.8km



**16 BELLA VISTA PL, HAMILTON, VIC 3300**  3  2  2

Sale Price

**\$130,000**

Sale Date: 21/04/2017

Distance from Property: 2.5km



**BELLA VISTA PL, HAMILTON, VIC 3300**  -  -  -

Sale Price

**\$145,000**

Sale Date: 25/06/2017

Distance from Property: 2.8km



This report has been compiled on 11/01/2018 by Hamilton Real Estate. Property Data Solutions Pty Ltd 2018 - [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

238-242 BALLARAT ROAD, 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:

\$135,000

### Median sale price

Median price

\$105,000

House

Unit

Suburb

HAMILTON

Period

01 January 2017 to 31 December  
2017

Source

pricfinder

### 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
49 BELLA VISTA PL, HAMILTON, VIC 3300	\$132,500	09/09/2016
16 BELLA VISTA PL, HAMILTON, VIC 3300	\$130,000	21/04/2017
BELLA VISTA PL, HAMILTON, VIC 3300	\$145,000	25/06/2017