

Trish Thurgood
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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/130 Mt Baimbridge Road Hamilton VIC 3300

 2  1  1

Indicative Selling Price

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

Single Price \$149,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 5 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.



4/3 Stewart Street Hamilton VIC 3300 Sold Price **\$175,000** Sold Date **20-Dec-17**

 3  1  1

Distance **0.56km**



2/40-42 Griffin Street Hamilton VIC 3300 Sold Price **\$155,000** Sold Date **06-Mar-19**

 2  1  1

Distance **2km**

RS = Recent sale UN = Undisclosed Sale

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Prepared on 17 Apr 2019

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**1/64 Fenton Street Hamilton VIC
3300**

Sold Price

\$173,000

Sold Date

02-Oct-18

 2  1  1

Distance

2.02km

RS = Recent sale

UN = Undisclosed Sale

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