

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



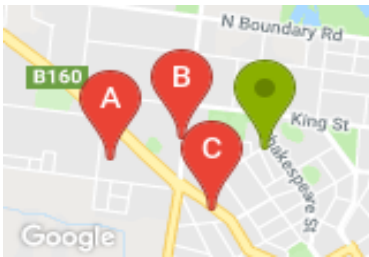
50 DICKENS STREET, HAMILTON, VIC 3300  3  1  2

Indicative Selling Price

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

Single Price: **\$165,000**

MEDIAN SALE PRICE



HAMILTON, VIC, 3300

Suburb Median Sale Price (House)

\$220,000

01 July 2017 to 30 June 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.



1 MILLER CRES, HAMILTON, VIC 3300  3  1  1

Sale Price

\$165,000

Sale Date: 05/01/2018

Distance from Property: 1km



87 MT BAIMBRIDGE RD, HAMILTON, VIC 3300  3  1  4

Sale Price

\$165,000

Sale Date: 11/12/2017

Distance from Property: 547m



65 COLERAINE RD, HAMILTON, VIC 3300  3  1  3

Sale Price

\$165,000

Sale Date: 05/05/2018

Distance from Property: 553m



This report has been compiled on 11/07/2018 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

50 DICKENS STREET, HAMILTON, VIC 3300

Indicative selling price

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

Single Price:

\$165,000

Median sale price

Median price

\$220,000

House

Unit

Suburb

HAMILTON

Period

01 July 2017 to 30 June 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
1 MILLER CRES, HAMILTON, VIC 3300	\$165,000	05/01/2018
87 MT BAIMBRIDGE RD, HAMILTON, VIC 3300	\$165,000	11/12/2017
65 COLERAINE RD, HAMILTON, VIC 3300	\$165,000	05/05/2018