

Trish Thurgood  
 P 0355711404  
 M 0409711712  
 E trish@sglrealestate.com.au

## HOUSE Offered for Sale

69 Coleraine Road Hamilton VIC 3300

 4  2  1

## Indicative Selling Price

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

Single Price \$279,000

## Median Sale Price

\$195,000 Houses in Hamilton between Sep 2016 - Aug 2017

Source: CoreLogic

## 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.



**35 Collins Street Hamilton VIC 3300**

 4  2  2

Sold Price **\$282,000** Sold Date **15-Jun-16**

Distance **0.52km**



**46 McPhee Street Hamilton VIC 3300**

 4  2  3

Sold Price **\$270,000** Sold Date **04-Oct-16**

Distance **0.7km**



**62 Hammond Street Hamilton VIC 3300**

 4  2  4

Sold Price **\$285,000** Sold Date **17-Jul-17**

Distance **1.56km**

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